

## Tina Gonneau

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**From:** Tina Gonneau  
**Sent:** Friday, February 07, 2020 8:59 AM  
**To:** 'kev faubert'  
**Subject:** RE: Notice of Public Meeting - 158 162, 166 & 170 Ardagh Rd (D14-1684)

Good morning.

I am forwarding your e-mail to the File Manager, Celeste Kitsetmetry for a response to your inquiry.

**From:** kev faubert  
**Sent:** Thursday, February 06, 2020 6:29 PM  
**To:** Tina Gonneau <Tina.Gonneau@barrie.ca>  
**Subject:** Re: Notice of Public Meeting - 158 162, 166 & 170 Ardagh Rd (D14-1684)

When I went to the first meeting at the Holly rec center I specifically asked about the storm water management pond as it would be 10 to 15ft beside my house at . I was told it was not a pond but an underground tank. What is true

Kevin Faubert

On Feb 6, 2020, at 2:46 PM, Tina Gonneau <Tina.Gonneau@barrie.ca> wrote:

Good afternoon.

Attached please find the Notice of Public Meeting on behalf of The Hedbern Development Corporation for lands known municipally as 158, 162, 166 and 170 Ardagh Road, Barrie.

If you have any questions concerning the attached, please do not hesitate to contact the File Manager, Celeste Kitsetmetry at 705-739-4220, extension 4430.

Tina Gonneau  
Agreements Officer  
Planning & Building Services

<image003.png>

City of Barrie: City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5  
Office: 705-739-4208 Extension 4416  
[www.barrie.ca](http://www.barrie.ca)

*This email message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and*

January 16, 2020

Please accept this as a written submission of our concerns regarding the amendment to the Zoning By-law and Draft Plan of Subdivision – The Hedbern Development Corp., 158, 162, 166 & 170 Ardagh Road. (File: D12-448/D14-1684)

Of particular concern is the planned townhouse development on the extension/connection of Bishop Drive.

When we purchased our newly built Hedbern home at \_\_\_\_\_ nearly four years ago we understood that the two ends of Bishop Dr would eventually be connected. We also understood that the lots along this extension were designated for single family homes with space for around 12-15 homes.

At the neighbourhood meeting on the evening of January 15<sup>th</sup> 2020 we learned about the request to re-zone this property to accommodate 27 townhouses.

Our concerns are the following:

- This density of population will dramatically increase the traffic on Bishop Dr.
- Excessive on-street parking
- We are concerned about a potential negative impact to property values.
- These 27 townhomes along with the second proposed project on Ardagh that includes 31 more townhomes just doesn't fit with the esthetic of the neighborhood

In addition to the above the quantity of by-law expectations being requested are excessive and unreasonable. As a Barrie resident I had to adhere to strict by-laws when planning the build of my deck – there was not wiggle room. Bi-laws are created for a reason and should be upheld.

**We are requesting that the re-zoning of the extension of Bishop Drive be denied and the developer re-plan for single family homes.**

Thank you in advance for your time.

Sincerely,

Cherie Rowcliffe

Tim Rowcliffe

## Tina Gonneau

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**From:** Celeste Kitsetmetry  
**Sent:** Friday, January 17, 2020 11:58 AM  
**To:** cityclerks  
**Cc:** Tina Gonneau  
**Subject:** D12-448/D14-1685 158, 162, 166, & 170 Ardagh Road  
**Attachments:** 2020-01-16 Letter to City of Barrie RE Hedbern project.docx

Please see attached and below.

**Celeste Kitsetmetry, RPP**  
Planner, Development Services  
Tel: 705-739-4220 ext. 4430

**From:** Celeste Kitsetmetry  
**Sent:** Friday, January 17, 2020 11:56 AM  
**To:** 'cherie.rowcliffe'  
**Subject:** D12-448/D14-1685 158, 162, 166, & 170 Ardagh Road

Good Morning Cherie.

Thank for the comment, and I'm glad you found the information helpful. You have reached the right place! This letter will form part of my review and will be provided to our Clerks Department. Members of the Planning Committee receive it as a circulation item when the application comes forward for the Public Meeting.

Please feel free to contact me with any additional questions or comments.

Regards,  
Celeste

**Celeste Kitsetmetry, RPP**  
Planner, Development Services  
Tel: 705-739-4220 ext. 4430

**From:** cherie.rowcliffe  
**Sent:** Friday, January 17, 2020 11:28 AM  
**To:** Celeste Kitsetmetry <[Celeste.Kitsetmetry@barrie.ca](mailto:Celeste.Kitsetmetry@barrie.ca)>  
**Subject:** FILE # D12-448/D14-1685 158, 162, 166, & 170 Ardagh Road

Hi Celeste,

My husband and I attended the neighborhood meeting on the above subject on Wednesday this week. Thanks for all the information you provided!

Attached is a letter with our concerns. If you aren't the right place to send this could you steer me in the right direction?

Thanks so much!  
Cherie (and Tim) Rowcliffe

## Tina Gonneau

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**From:** Celeste Kitsemetry  
**Sent:** Tuesday, December 10, 2019 8:56 AM  
**To:** victoria bennett  
**Subject:** D14-1684, D12-448 (158,162,166 &170 Ardagh Road)

Good Morning Victoria.

Thank you for contacting the City regarding this proposal. It was received and considered complete by the City in November, 2019. I will ensure you are added to the list of contacts for future meetings. Although it has not gone out yet... a Notice will be mailed to residents within 240m of the subject site, and a sign will be going up on the property with the Neighbourhood Meeting information. The Meeting is scheduled for Jan. 14, 2020 at the Holly Community Centre.

Please feel free to contact me with any additional questions or request for information.

Regards,  
Celeste

**Celeste Kitsemetry, RPP**  
Planning and Building Services Department  
Tel: 705-739-4220 ext. 4430

**From:** victoria bennett  
**Sent:** Monday, December 09, 2019 4:19 PM  
**To:** Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>  
**Subject:** 158,162,166 &170 Ardagh Road-

Hi;

I am writing on behalf of my mother. My mom lives at \_\_\_\_\_, she has lived there for the last 26 years.

My mom called me today very worried about this purposed subdivision behind her house. Her life long neighbor at \_\_\_\_\_ told her about it over the weekend.

I am wondering if there is going to a be a general meeting she/ my younger brother can attend?

Considering the papers she received in the Spring didn't state any of this was happening. When she had reached out to City hall. They told her not to worry, that the papers were talking about the work on Bishop.

Please let me know when the meeting is taking place. As I need to ensure someone can attend.

Respectfully

Victoria

## Tina Gonneau

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**From:** LandUsePlanning@HydroOne.com  
**Sent:** Thursday, November 28, 2019 3:21 PM  
**To:** Tina Gonneau  
**Subject:** Barrie - 158, 162, 166 & 170 Ardagh Rd - D14-1684

Hello,

We are in receipt of your Plan of Subdivision application, D14-1684 dated November 28, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

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**From:** Celeste Kitsemetry  
**Sent:** Monday, January 13, 2020 2:24 PM  
**To:** 'Kara S' <  
**Subject:** D14-1684, D12-483 (Ardagh/Bishop)

Good Afternoon Kara.

Thank you for contacting the City regarding this proposal. I do appreciate the challenges with attending meetings. Feel free to consider your email a submission of comments on this project. Or if you would prefer, you can provide a more detailed written submission that could also be shared with our Clerks office to provide as a circulation to Council.

Please feel free to contact me with any additional comments or if you would like to discuss the project.

Regards,  
Celeste

**Celeste Kitsemetry, RPP**

Planner, Development Services  
Tel: 705-739-4220 ext. 4430

The file information, and updates as the project progresses through the Planning process, can be found on the Proposed Developments page of the City's website (<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward6/Pages/158-162-166-170-Ardagh-Road.aspx> )

**From:** Kara S  
**Sent:** Thursday, January 09, 2020 12:49 PM  
**To:** Celeste Kitsemetry <  
**Subject:** Bishop drive development

Hi Celeste

I received information about a proposed development on my street (bishop drive). After reviewing the proposed development I have some concerns about traffic since there is no access to ardagh road from the development being added- this will mean 58 families (many with two cars) will be accessing their homes from our quiet street. I have very young children and bought a house a quiet street to help keep them safe. I am unable to attend the community meeting because it is at bed time! Where can I (and my neighbours) voice our concerns and advocate to have the street extended to ardagh so that these new families can access their home from a main road?

Thank you

Kara

**From:** Celeste Kitsemetry  
**Sent:** Wednesday, January 15, 2020 5:01 PM  
**To:** 'Jessica McDiarmid'  
**Subject:** D14-1684, D12-448 (158-170 Ardagh Rd > Bishop Drive)

Good Afternoon Jessica.

Thank you for contacting the City regarding this proposal. I do appreciate the challenges with attending meetings. Feel free to consider your email a submission of comments on this project. Or if you would prefer, you can provide me with a more detailed written submission that could be shared with our Clerks office to provide as a circulation to Council.

Please feel free to contact me with any additional comments or if you would like to discuss the project.  
Regards,

Celeste

**Celeste Kitsemetry, RPP**  
Planner, Development Services  
Tel: 705-739-4220 ext. 4430

The file information, and updates as the project progresses through the Planning process, can be found on the Proposed Developments page of the City's website (<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward6/Pages/158-162-166-170-Ardagh-Road.aspx> )

**From:** Jessica McDiarmid]  
**Sent:** Monday, January 13, 2020 8:08 PM  
**To:** Celeste Kitsemetry <[Celeste.Kitsemetry@barrie.ca](mailto:Celeste.Kitsemetry@barrie.ca)>  
**Subject:** Bishop Drive Development

Hello Celeste,

I received the proposal for a new development of townhomes that would be built on Bishop Drive (connecting either end of Bishop). When my husband and I bought our home in 2016, we bought this property knowing that this quiet, low traffic street would be the perfect location to raise a family. We now have two children (6 months and 2 years) and a family dog.

With the additional 27 townhomes that are to be built on Bishop Dr, this would add a lot more traffic as many of those homes would have two vehicles (or more) without any access to a main road. Therefore, using our quiet street to access Ferndale Drive or Ardagh Road. On top of the additional traffic from the new townhomes, residents who currently live in the "dead-end" of Bishop Drive will be using the other end of Bishop Drive to cut through and gain access more easily to Ferndale Drive.

Unfortunately, due to work schedules and bedtimes neither my husband or I are able to attend the community meeting on Wednesday. Is there a place we can go to voice our concerns and advocate for a road connecting to Ardagh for these new townhomes?

Jessica

From; Mark Zimmermann,

RE; File D12-448, D14-1684, Draft plan of subdivision and rezoning, The Hedbern Development Corporation, 158,162,166,170 Ardagh Road.

To; Celest Kitsemetry, City of Barrie Planning Committee, Natalie Harris, councillor ward 6

I am opposed to this development in its current form for the following reasons.

- The area under consideration is currently zoned R1 to R4 with some RM1 semi further down Porritt street, essentially single - family homes that have been developed [mainly] within the past 35 years, essentially, an established, stable neighborhood.
- The infilling of a higher density development is inappropriate, ill advised and uncharacteristic for this area.
- A more suitable style of structure would be like the single family homes built within the last 5 years, located on Ardagh road, which were built on land from a larger old farm property.
- There will be effects on property values for surrounding residents that can result in challenges to existing municipal assessments on property taxes.
- The developer is out to maximize their investment, [which is their right], but they are asking for amendments to the existing zoning bylaws which were put in place by municipalities to avoid situations like this.
- Why bother to have well thought out zoning regulations only to have them disregarded by developers?
- Innovative Planning Solutions has prepared the zoning bylaw amendment application for Hedbern Developments, it is a well crafted, "word smithed" document, but remember, who they were paid by. It's their job to justify under any circumstances this project for their client.

On some more specific points, I have the benefit of knowing a retired Engineering Technologist with 30 years experience in this field who worked at a local, GTA municipality that I showed these plans to. They have made note of the following points. [Keeping in mind these are preliminary drawings].

- When Ardagh Road was redone [2006-ish, I have lived in this area since 1989], the road level was raised, resulting in the subject properties being "below grade". The Engineering drawings for the Condo project indicate that the Ardagh road level entrance will be 6 meters above Porritt / Bishop road level
- Add the proposed 3 story buildings fronting Ardagh, and these buildings will tower over the Northern neighborhood resulting in privacy [and sunlight?] issues
- To accommodate the "back to back" townhouses, tandem parking is proposed, triggering a zoning amendment application, not currently allowed by Barrie
- The tandem parking spots are [obviously] to accommodate the North facing B to B town houses, and are too short for most modern vehicles, and will result in blocking of the sidewalks and parking on the streets in front of the town houses
- Parking on these narrow streets will make emergency vehicle access difficult and dangerous
- Snow removal, where will it be put/stored within the subdivision
- Reduction in Setbacks, front and rear yards is extreme, and not currently permitted by zoning bylaws. Frontage on Ardagh road is too close for safety

- Proposed storm water containment system. Essentially a large [350 cubic meter] lidded French drain. This is a system not used by some municipalities due to sedimentation issues. Like storm water retention ponds, they must be periodically cleaned out, and when fully covered are difficult to service. When the city of Barrie assumes this subdivision, it becomes the city's responsibility.
- The storm water system is designed to the "100 year" storm limits. Unfortunately, 100 year storms are becoming more common now, and spring melts/run-offs are becoming more severe. This system may be inadequate.
- The 200 mm [slightly less than 8 inches] Sanitary sewer line proposed to service this development starts at an 8% slope, then transitions to a 2% slope. This presents a potential flow 'choke point"
- Traffic control. Will the Ardagh / Snowshoe trail new intersection be traffic controlled in some way? I.E., a 4-way stop or stop light? Ardagh is a 3 lane road at this point [centre lane turn lane]. Traffic, as per the study, is not an issue now, but pending further planned development West on Ardagh Road, will increase considerably as residents access Highway 400 at Essa Road

In conclusion,

"Everything [in life] is a business plan" – George Ure.

The developer owns this land, and wishes to maximize their return, but infilling this development into an established neighborhood, is not appropriate for the current residents affected.

Current residents wish to maintain their enjoyment of life and their properties in a fashion amenable to all involved.

58 living units at a [rough] municipal tax take of \$3000/unit yields approximately \$174000 / year tax revenue, please don't be blinded by that fact.

Development as noted above is suitable for "Virgin" development lands, such as proposed further West on Ardagh Road.

Thank you for your consideration,  
Mark Zimmermann