

Tara McArthur

From: Linda Stephens
Sent: Wednesday, January 27, 2021 11:51 PM
To: cityclerks
Subject: Maplevue/Essa Development Applications

Greetings,

I have had the opportunity to review flyers from Ward 7 Councillor Gary Harvey who has referenced City email for comments on the projects planned for Maplevue/Essa.

I am FULLY in support for Barrie to move ahead with all projects slated for Maplevue/Essa.

As a resident in Ward 7, and a local Realtor, I understand the growth pain upon local long time residents. I bought my home in area in 2017 and moved up full time as of 2018.

As a Realtor, we have a SEVERE shortage of housing and severe shortage of inventory. Coming from first hand push out of York Region (Aurora for me), GTA and Toronto as well as Peel Region, we are seeing a lot of sellers in those areas seeking to move North with more and more work from home options that Covid has presented.

We need these planned units. They will be snapped up quickly with need for more not less. I understand concerns. I understand local pain. I saw this occur as Aurora sprawled too.

At the same time, Barrie has a lack of residential units to meet an evolving growing demand for housing. This in turn leads to new residents eager to partake in our local economy. It means talented skilled workers coming into our County. It means support for our retailers, restaurants and other local services.

I wholeheartedly support ALL planned development in the Essa Road/Maplevue areas. The long awaited Harvie Road overpass will help address and alleviate the congestion concerns. When the economy reopens there will be a healthy appetite for commercial and retail services as well.

I would like to be kept abreast of development plans. If there is anything I can do to help as a local professional, it would be my pleasure to do so. I practice in both Residential and Commercial Real Estate projects.

Kindest regards,

Linda Stephens

From: Karen McCleary

Sent: Thursday, January 28, 2021 12:02 PM

To: cityclerks <cityclerks@barrie.ca>; Dana Suddaby <Dana.Suddaby@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>

Subject: Condos & Townhouses On Mapleview & Essa

This email is twofold: Application 1 and Application 2

I have serious concerns about putting in the townhouses on 407 - 419 Mapleview Ave.

This whole area is meant to be single family dwellings, not the density that we will see if the townhouses are permitted to be built on Mapleview Ave. Also, the new mega complex planned for the corner of Mapleview and Essa with more than 200 units of new residential accommodation negates the necessity for higher density pockets 407 - 409 Mapleview. Mapleview Dr. does not need both.

At 4 1/2 stories in height they will look out of place with the surrounding single family homes, the tallest of which is 2 stories.

There have already been 2 sets of townhouses built on Essa Rd with reduced setbacks. The 'yards' that face Essa Rd do not have gardens, there is no room for a lawn, most just have a chair for the homeowner to sit on and have a smoke. Frankly, both of them are an eyesore.

You will be reducing the landscape buffer and that will negatively affect the peace and quiet that the single family neighbouring homes have enjoyed until now. They purchased the homes that they did because of the buffer and the fact that they would be buying into a single family dwelling area.

This will add another road exit/entrance onto Mapleview Ave on a street that already has numerous exits and entrances.

The plan calls for 88 units - these days most 'families' or family units have 2 cars, so multiply that by 88 and you have an additional 176 cars coming onto and exiting off of Mapleview.

Have you even ever watched the current traffic flow on Mapleview? Seen how many people think it's a raceway? And now you want to add to that already busy traffic flow? Or are you going to add yet another traffic light?

I could continue on but I'm sure that you can hear some of my concerns.

Application 2

N/W Corner Essa Rd/Mapleview Ave

This is another area that I have concerns about.

If I am reading the brochure correctly it appears that there are 3 entrances and exits on Mapleview Ave and the same number on Essa Rd. Will those wanting to turn left onto either

Mapleview or Essa from this development be allowed to? Or is yet another traffic light to be installed? The traffic flow has not been well thought out - suitable for the developer perhaps, but not those who use Mapleview and Essa roads. And if you're going to say that you'll put in a concrete berm to stop them, sit further down on Essa Rd across from the Fairfield Inn and watch the number of people who travel south on Essa until they pass the berm that stops them from turning left into Tim Hortons. And then see them pull a 'uie' and turn left....

Sure, reading some of this brochure looks good - a library, a possibility of 2 grocery stores, a long term care facility, daycare and a community centre/recreation facility.

But look closely at some of the other parts of this - some units to only be 2 stories, ok not so bad. But with a possibility of one or more 27 stories high!! That would be higher than the Bayclub on Dunlop St or any of the Condos facing the lake in the area of Ellen St. Although some of the details are hard to make out as the brochure is pretty fuzzy where the color codes are explained I have a feeling that many of the buildings will be on the taller not shorter side.

Here again come serious traffic problems and congestion on a very busy area that is already becoming challenging if not scary at times. They speak of a possible 2700 units. Now we don't only have the math of each of the people who live there parking there and adding to traffic congestion, we also add in those who will be entering and exiting the area to shop, dine, go to the library, etc. Again are we adding more lights, trying to restrict turning lanes, widening the roads?

Now let's also look at who will foot the bill for some of the 'extra's' that will be in this area. Obviously the developer will look after his bit, the highrises, the retail areas, anything that will make money. But it will be up to the City of Barrie and its' taxpayers - me - who will have to pay for the 'extra' amenities like a new library, the potential transit hub, a community centre/recreation facility. And what about the changes that will need to be made to the current roads to accommodate all of this development. And not just roads - all of the infrastructure - water and sewage to start.

Will the possibility of more money in the cities coffers from taxes offset what it will cost to say yes to this developer and what they will do to the 'look' of the area and any and all associated costs?

As an aside, if this project (hopefully amended) receives approval, then all other applications for rezoning in the Mapleview - Essa corridor should be dropped.

Thank-you for your time,

Karen McCleary

-----Original Message-----

From: Debbie G

Sent: Thursday, January 28, 2021 3:03 PM

To: Dana Suddaby <Dana.Suddaby@barrie.ca>

Cc: Gary Harvey <Gary.Harvey@barrie.ca>

Subject: Development N/W corner Essa Rd/Mapleview Ave.

Good afternoon Dana, I am writing to voice my concerns about the proposed development indicated above. I am very concerned about the proposed height of the condo and associated density. I do not believe the infrastructure is in place to support the increase in traffic on both Essa Rd and Mapleview Ave. I recently relocated to Barrie and one of the reasons for my choice of neighbourhood was the appeal of family homes and low rise condominiums. At that particular corner, a building of that height would be very out of place based on the rest of the homes in the area. I appreciate the opportunity to voice my concerns and this email being directed to the most appropriate person(s) to ensure my objections are noted.

Thank you.

Debbie Guyader

From: Joffre McCleary

Sent: Thursday, January 28, 2021 3:34 PM

To: cityclerks <cityclerks@barrie.ca>

Cc: Gary Harvey <Gary.Harvey@barrie.ca>; Jeff Lehman <Jeff.Lehman@barrie.ca>; Service Barrie <Service.Barrie@barrie.ca>

Subject: 2700 units - Mapleview & Essa

Recently Gary Harvey sent out a brochure describing a proposed mega development at the corner of Mapleview and Essa Roads. In the proposed complex a number of pleasant options are proposed

- a grocery store
- a library
- a daycare center

and the list goes on, but what is also proposed is a transit hub. A transit hub!! Really? And to serve the 27 story highrises three access roads exit / enter off Mapleview and three exit / enter off Essa Rd. These exits are within a span of 500 yards. This project needs a sober second look.

How many traffic lights are proposed? This intersection will become a nightmare. The traffic moving in and out simply serving the 2700 units will overwhelm the traffic lanes on Mapleview. Now add to this flow of traffic people wanting to access the public buildings and retail units.

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No one will be able to exit this complex, cross three lanes of traffic, and turn east on Mapleview without adding more traffic lights to the 13 that are already trying to regulate traffic on Mapleview. The City has tried to computerize the traffic lights - an improvement - now add the vehicles that will be driving daily to and from the new 2700 units. The computerized model will fail, simply too many cars and too many variables. The City will face constant gridlock on Mapleview and those living in the Holly area will curse the planning department for the next 100 years. Has the roads and traffic department seen this proposal?

Any version of this development should have but three entrances / exits

- one entrance on Hollyholme. At the intersection of Hollyholme and Mapleview there is a traffic signal. People wanting to make a left turn onto Mapleview can do so from here.
- one exit onto Mapleview restricted to entrance from the east and exit to the west only - no need for yet another traffic light.
- one exit / entrance onto Essa. Essa Rd in future will be widened so this arrangement will become problematic. Traffic lights are appearing on Essa like balloons - where once it could be used as an arterial route to and from Barrie, now traffic signals slow the flow of traffic to a crawl. The only arterial route for anyone travelling north or south is the Provincial Hwy. 400, The City planning department has no vision of what a system of arterial roads should look like.

The developer has presented a proposal to maximize his profit, but the costs to the City in terms of adjustments to roads is huge and never added as a cost to the developer. Surely the City has learned from our experience with Park Place.

2700 units - has anyone looked at the history of Regent Park in Toronto - not quite the same concept, but when densities are increased on this scale crime rates skyrocket.

Joffre McCleary

-----Original Message-----

From: Lucy Power

Sent: Thursday, January 28, 2021 6:26 PM

To: cityclerks <cityclerks@barrie.ca>

Cc: Gary Harvey <Gary.Harvey@barrie.ca>

Subject: 407 -419 Mapleview Ave

Here we go again. The city wants to take down five bungalows and cram 88 residential units in that space. The city has already forced their decision on us by allowing a perfectly good home on Essa Road to be taken down and plan to cram eight townhouses on Athabaska Road in that space. We went to all the meetings, signed petitions, sent letters and emails, brought up our concerns at city hall and were told that the planning committee was going ahead with their plan anyway. None of our concerns were addressed. Why should this time be any different?

L. Power

From: Amber
Sent: Friday, January 29, 2021 12:01 PM
To: cityclerks <cityclerks@barrie.ca>
Cc: Gary Harvey <Gary.Harvey@barrie.ca>
Subject: Condo development- Essa and Mapleview

Good afternoon,

I wanted to share my feelings about the condo project application for the corner of Mapleview and Essa. I do not like it and I do not want it.

Mapleview is congested enough, even with the extension work taking place north of it to go under the 400. Even if congestion was not an issue I don't want this to be built. We moved to Barrie to get away from that big city feel and adding 27-storey condos is just turning this into little Toronto(or even Scarborough). Look how many big buildings are planned out in that small area, its just awful.

Barrie doesn't need to do this. Barrie is great as it is. I would be more amiable if regular houses were going in, they would not be so over bearing as these huge buildings. Or a huge park green space would be lovely there and compliment the church's in the area, give families a place to go after services on Sunday.

Is this a money grab for the city? I just don't know why they would go with along this. Please, do not do this. Keep Barrie as it is, it's already wonderful.

Thank you,
Amber Brain