
TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: A. MILLS, MANAGER OF LEGAL SERVICES

NOTED: I. PETERS, DIRECTOR OF LEGAL SERVICES

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: ENVIRONMENTAL STUDIES NECESSARY TO DETERMINE THE DEVELOPMENT
POTENTIAL OF 65 VESPRA STREET AND 70 AND 72 VICTORIA STREET (WARD
2)**

DATE: NOVEMBER 18, 2019

The purpose of this Memorandum is to provide members of Council with a status update concerning motion 19-G-115 regarding the Surplussing of City Owned Property for the Creation of Affordable Housing - 65 Vespra Street and 70 and 72 Victoria Street which provided the following direction:

1. That the properties legally described and shown in Appendix "A" to Staff Report LGL003-19 (the "Subject Properties") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the environmental studies and related work necessary to determine the development potential of the Subject Properties be undertaken at an estimated cost not to exceed \$100,000.00 and be funded from the Council Strategic Priorities Account.
3. That staff be directed to develop terms for a public tender process subsequent to the completion of the environmental studies seeking bid submissions from social or non-profit housing providers and obtain approval from Council prior to undertaking such process.

The Subject Properties were analyzed by the City's newly developed Groundwater Management Strategy Tool for Future Development. Given their location is within a Well Head Protection Area, a Significant Groundwater Recharge Area and historical and surrounding uses, a hydrogeological study which includes a contaminant and dewatering management plan will be required prior to site plan approval. Additionally, building supports will need to stay above the municipal supply aquifer and no deep drilling or construction activities will be permitted without the City's approval of a plan to address risks to the drinking water supply aquifer.

A Phase 1 Environmental Site Assessment ("ESA") is expected to be completed by the environmental consulting firm Golder Associates Ltd by the end of November. Subsequent to receiving the Phase 1 ESA, staff will need to undertake a procurement process to select a consulting firm to complete a Phase 2 ESA, D4 study and any other investigation necessary to file a Record of Site Condition.

Golder has recently advised that a current survey delineating the Subject Properties is necessary to finalize the Phase 1 ESA. Rudy Mak Surveying Ltd. has been retained to complete this assignment. The timing of the survey is expected to coincide with the completion date of the Phase 1 ESA.

Staff expect that environmental investigations and a subsequent staff report to Council on the results of the investigations and proposed terms for a public tender process seeking submissions from social or non-profit housing providers will be presented to Council in Q2 of 2020.