
TO: Mayor J. Lehman and Members of Council

FROM: R. K. Sutton, P. Eng., Director of Engineering

NOTED: R. J. Forward, MBA, M.Sc., P. Eng., General Manager of Infrastructure & Growth Management
C. Ladd, Chief Administrative Officer

RE: Annexation Lands Growth Development Program – Update

DATE: March 27, 2017

Further to General Committee on March 20, 2017, this memo is to provide Members of Council with an update on the progress of the Growth Development Program that is currently underway to service the annexed lands.

Background

The Growth Development Program addresses the projects to service growth within the “Annexed Lands”, 2,350 hectares of land transferred from the Town of Innisfil to the City of Barrie pursuant to the Barrie-Innisfil Boundary Adjustment Act, 2009.

Growth Management Strategy & Development Charges

The Growth Management Strategy was developed in 2010 to guide future population and employment growth both within the former Barrie boundary and the annexed lands over the next 20 years.

In January of 2013, the City retained a consultant to complete a Development Charges (DC) Background Study to accurately reflect the servicing needs of new development as identified in the City's Growth Management Strategy. In July 2014 an Addendum to the DC Background Study was issued, which contains refinements based on comments from staff and the developer/landowner communities. The City updates its DC Background Study and By-law every five years at a minimum. The current DC By-law is from 2014, and the next update is planned for 2019.

Master Plans Update

The Annexation Master Plans endorsed by City of Barrie Council in December 2013 recommended infrastructure improvements in five year increments from 2011 to 2031. The purpose of the Annexation Master Plans was to assess infrastructure needs to accommodate growth based on the updated population and employment forecast for Barrie identified in the Growth Plan for the Greater Golden Horseshoe. The Master Plans covered the following infrastructure areas:

- 1) Water and Wastewater
 - a. Water Supply
 - b. Wastewater Treatment
 - i. Biosolids Management
 - c. Water Storage and Distribution
 - d. Wastewater Collection
- 2) Drainage and Stormwater Management
 - a. Assessment of Stormwater Management Facilities to Reduce Phosphorus Discharges
Technical Memo
- 3) Multimodal Active Transportation Master Plan.

Please note that all the above Master Plans are being updated in 2017/2018. Items 1 and 2 above are utilizing Clean Water and Wastewater Funds.

Memorandum of Understanding and the Infrastructure Implementation Plan & the Capital Plan

A Memorandum of Understanding (MOU) was executed in 2014 with participating landowners in the annexed lands (Staff Report: IGM003-14, May 21, 2014). The MOU is an agreement on the terms for implementing and financing the infrastructure required to service the annexed lands. The MOU included an Infrastructure Implementation Plan (IIP) that sets out the projects, timing and estimated costs to provide hard services for the annexed lands in accordance with the City's Financial Policy Framework. The timing of the various projects identified in the IIP was based on the phasing of growth as set out in the Salem Secondary Plan and the Hewitt's Secondary Plan. The attached maps illustrate the Phase I Road and Servicing Projects. In addition, the IIP identifies the projects to be delivered by the participating landowners as well as the projects to be delivered by the City of Barrie. Due to the number of the projects, larger sized maps have been provided in the Councillor's lounge as well as a copy of the original 2014 IIP. As development and work progresses, staff have incorporated the City and developer led projects into the approved Capital Plan and the Capital Outlook (2017-2026).

The development of the individual subdivisions will be a staged approach based on having infrastructure (sewer, water, roads, parks, facilities, etc.) and other key supporting infrastructure in place prior to lots being released. These conditions will be captured in the various subdivision agreements. With respect to the approval of development, decisions will be guided by an annual monitoring program that will track the progress of land use, infrastructure implementation and financial sustainability. In accordance with the policies set out in the Official Plan and Secondary Plans, development will proceed when appropriate financial securities are in place. This will ensure that development is approved in a coordinated manner with the provisions that the appropriate hard and soft municipal services are in place. Soft municipal services include recreation centres, parks, trails, etc. City staff and the landowners continue to work together in a coordinated and cooperative approach to ensure the comprehensive plans are implemented.

Environmental Assessments, Design and Construction Projects

There are a number of initial key infrastructure projects underway by the City, Developers, and the Ministry of Transportation (MTO) that are part of the portfolio of works identified in the City-Wide Infrastructure Master Plans designed to accommodate the growth forecasted for Barrie to 2031. Currently, the City led projects include three (3) Class Environmental Assessments (EAs) and four (4) design and construction projects; the Annexed Land Developers have a design and construction project; and the MTO has a construction project. Highlights of the initial projects are as follows:

City Led

1. Class EA for Salem Secondary Plan Area Transportation Improvements
 - a. Includes the following roads within the secondary plan limits – Essa Road, Huronia Road, Lockhart Road, McKay Road, Salem Road and Veterans Drive. To be completed in June 2017.
2. Class EA for Hewitt Secondary Plan Area Transportation Improvements
 - a. Includes the following roads within the secondary plan limits – Big Bay Point Road, Lockhart Road, Mapleview Drive East and Yonge Street. To be completed in June 2017.
3. Class EA for McKay Interchange at Highway 400 and Salem/Lockhart Road Crossing at Highway 400. To be completed in September of 2017.
4. Detailed design of Holly Pump Station, twinning of the associated forcemain, and construction of a new watermain along County Road 27. To be completed May 2017 and August 2017 respectively.
5. Detailed design of two watermains connecting Big Bay Point Road to Mapleview Drive West as follows:
 - a. 750mm trunk watermain on Ashford Drive and Madelaine Drive; and
 - b. 600mm trunk watermain on Sandringham Drive, Consort Drive, Sun King Crescent, and Royal Jubilee Drive. Both tenders have been awarded for construction. Both to be completed by January 2018.

6. Decommissioning of sanitary sewage pump stations located on Huronia Road (Pump Station 3) and Lockhart Road (Pump Station 4) and the Lockhart sewer. To be completed in 2017.
7. Harvie Road Crossing – currently under design. Construction planned for 2019 and 2020.

Annexed Land Developer Led

1. Detailed design of Hewitt's Sanitary Trunk Sewer Extension north of Mapleview Drive – currently out to tender, closes the first week of April.

MTO Led

1. Replacement of the McKay overpass – currently under construction.

City staff will continue to prioritize these projects and to work collaboratively with the Annexed Land Developers, County of Simcoe, Town of Innisfil, MTO, Lake Simcoe Region Conservation Authority, Nottawasaga Conservation Authority, community stakeholders and members of Council to ensure a successful outcome for these important projects in an accelerated timeframe. City staff are also working closely with the Annexed Land Developers on the submissions of the associated subdivision plans and developer delivered infrastructure projects. As noted, City staff will be involved in other growth associated projects identified in the IIP. These projects are being led by either the City or the Annexed Land Developers and have been identified in the 2017 Business Plan and Budget. The Annexed Land Developers will be entering into Development Charge agreements to complete the Developer led projects similar to that being done for the Hewitt's Sanitary Trunk Sewer Extension north of Mapleview Drive.

Next Steps

- The Growth Management Team (GMT) will be providing Council with a presentation on the status of current development applications and active infrastructure projects on April 3, 2017.
- A second PIC for the Hewitt's and Salem Secondary Plan Transportation Improvements, McKay Interchange & Salem Rd – Lockhart Rd Crossing and an assessment of a new Salem Reservoir and Pumping Station has been scheduled for April 6, 2017 at the Liberty North Banquet Hall (4:00 PM to 7:00 PM).

If there are any questions on the Growth Development projects, please contact R. Sutton, Director of Engineering at Robert.Sutton@barrie.ca or extension 4551.

