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March 19, 2015

Our File No.: 84682

Dawn McAlpine, City Clerk
City of Barrie
P.O. Box 400
Barrie, ON L4M 4T5

Dear Ms. McAlpine :

**Re: Written Submission on Report to General Committee
Zoning for Mixed Uses
North American Park Place Corporation**

We are counsel to North American Park Place Corporation ("North American"), the owner and developer of the Park Place mixed-employment project located in the northeast quadrant of Highway 400 and Mapleview Drive East.

North American has previously sent correspondence to the City indicating its support for the City's initiative to provide for greater intensification and to accommodate mixed use. An e-mail to this effect was sent to the City on September 29, 2014 by North American's planning consultant, R.G. Richards & Associates. A copy of that e-mail is attached for your convenience.

However, as noted in the R.G. Richards e-mail, North American remains concerned that the pace of the City's transportation infrastructure is lagging well behind the pace of the City's growth. For example, the City's Multi-Modal Transportation Master Plan "strongly" recommends that the City proceed with new east-west connections across Highway 400 to better facilitate the transportation network and relieve strain on the existing arterials that provide access to or over Highway 400, particularly in South Barrie. In fact, one of the new crossing projects (Harvie Road and Big Bay Point Road) was recommended to be brought forward for 2016. To date, this needed crossing/intersection has not been designed and there is no Council-approved commitment to its construction or completion.

North American remains concerned that traffic levels on arterials that intersect or cross Highway 400 (in particular, Mapleview Drive) will continue to experience high levels of congestion until the transportation network is improved. While commendable, the City's proposal to intensify and add mixed use designations and zoning in areas around east-west arterials like Mapleview Drive East, without a simultaneous commitment to build the transportation infrastructure needed to service the desired intensification and growth, does not constitute good planning. This is particularly true for owners of lands near Highway 400 and its ramps, whose projects are dependent upon traffic functioning to a level that satisfies MTO. Projects like Park Place are prevented from growing in accordance with their existing approvals if the transportation network remains congested.

March 19, 2015

Page 2

North American has taken its concerns about the City's transportation network to the Ontario Municipal Board as part of the current appeals affecting the Secondary Plans for the Annexed Lands (OPAs 38 and 39) as well as the appeals of the City's growth management amendment (OPA 40). To be consistent in its position on the public record, North American is raising this same concern in the context of the City's proposed OPA and ZBA for new intensification and mixed use. As has been communicated in other contexts, North American and its consultants remain open to meeting with the City to address its concerns.

Please ensure this written submission is placed before the Mayor and Members of Council in advance of any decision being rendered on the February 23, 2015 recommendations of Development Services Committee concerning the intensification and mixed use official plan and zoning amendments. Should you have any questions or require clarifications, please feel free to contact either the undersigned or North American's planning consultant, Mr. Ron Richards of R.G. Richards and Associates.

Yours very truly,

AIRD & BERLIS LLP



Patrick J. Harrington

PJH/

cc. S. Bishop
R. Richards

22126771.1

Patrick Harrington

From: Patrick Harrington
Sent: March-19-15 3:19 PM
To: Patrick Harrington
Subject: FW: DCS Meeting - Monday, February 23, 2015

Importance: High

From: City Info [<mailto:City.Information@barrie.ca>]
Sent: September-29-14 3:51 PM
To: Ron Richards; City Info
Cc: 'Terry Coughlin'; 'Steve Bishop'; Dawn McAlpine; Wendy Cooke
Subject: RE: Staff report PLN018-14

Thank you for visiting the City of Barrie website.
Your message has been forwarded to Dawn McAlpine as requested for distribution.

Cityinfo
City of Barrie
Central Ontario's Premier Waterfront Community
70 Collier Street
Barrie ON L4M 4T5
Tel: 705-726-4242

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From: Ron Richards [<mailto:ron@rgrichards.com>]
Sent: Monday, September 29, 2014 3:29 PM
To: City Info
Cc: 'Terry Coughlin'; 'Steve Bishop'
Subject: Staff report PLN018-14
Importance: High
Mr. Mayor and Members of Council,
c/o The Clerk

Re: PLN018-14

We act for North American (Park Place) Corporation.
It has come to our attention that during its meeting tonight Council will be considering an Official Plan Amendment and Zoning by-law Amendment in response to the Province's Growth Plan. These

amendments are found in staff Report PLN018-14.

While Park Place is very supportive of intensification we wish to point out that road infrastructure construction continues to lag growth and significant congestion is already a fact of life in many locations throughout the City.

Significantly, congestion at Mapleview and Highway 400 will only be exacerbated by the proposed new development on the Annex lands and the likely intensification around the GO Station. Until such time as the Harvie Road/Hwy 400 overpass is built no relief is in sight and construction and investment within the 800 metre Highway 400 Corridor controlled by the MTO will become impossible. This situation also significantly affects the current taxpaying businesses and residents in the area.

Park Place is concerned that the traffic implications of intensification have not been fully considered and ask Council to do so in conjunction with a review of the city's overall road improvement plans and capital budgets prior to approval of the recommended amendments.

Yours very truly,

Ron Richards

R.G. Richards & Associates

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