

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

> From: Debbie G

> Sent: Monday, March 13, 2023 9:10 AM

> To: cityclerks <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)>

> Subject: Re Ref # D30-002-2020

>

> Thank you for sending me the updated information and the invitation for the meeting. I am not able to attend but do want to voice some concerns.

>

> 1. Increased traffic on already busy roads due to the proposed density. What road improvements will be completed prior to this project completion? Will Bryan road be completed to divert some of the traffic from Veterans? There are already projects currently underway at Veterans and Essa and at Essa and Mapleton that will increase the traffic in this area.

>

> 2. I know there is proposed green/community space but will there be any additional City of Barrie recreational space. Peggy Hill Community Centre is already very busy. What will be built to accommodate these new families?

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> 3. What is the city of Barrie doing to attract new health care professionals to the city to provide care for these additional families? Newcomers already cannot get a family Doctor. I understand this is a provincial issue, but no primary care will increase the stress on the ED at RVH.

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> 4. Will there be additional public transit to support the population?

>

> I also understand that development in city is necessary and inevitable. However, prior to completion infrastructure needs to be in place.

> Thank you.

>

> Sent from my iPad



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March 31, 2023

*Sent Via Email*

**City Clerk  
City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5**

**Via e-mail: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)**

Dear City Clerk:

**RE: Notice of Public Meeting - Official Plan Amendment and Zoning By-Law Amendment  
320 And 364 Mapleview Drive West And 664, 674, And 692 Essa Road, Barrie (D30-002-  
2020)**

We are the Owners (Plaza Retail REIT) of the lands located at 315 and 323 Mapleview Drive West in the City of Barrie. We have been working with the City of Barrie and are currently involved in a combined development application for an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") for a retail/service commercial development with a food store anchor. The most recent resubmission was made on March 16, 2023 addressing City staff comments. A copy of our most recent site plan included in our resubmission is provided in Appendix A.

We are very concerned that the proposed development by the applicant on the North side of Mapleview Dr W is being put forward in isolation of the neighboring situation and that the applicants access points do not align with the fixed access points of the lands which are on the South side for Mapleview. Furthermore, we have worked with our neighbors and City staff to propose a consolidated left in and out movement at a New Traffic Light between Essa Rd and Hollyholme Farm Rd which is supported by our applications.

Our site is fully leased subject to finalizing Municipal approvals and we are prepared to make full site plan application pending the outcome of the OPA and ZBA currently before the City. We would like to start construction in the Fall of 2023. We believe our most recent submission which has been supported with detailed traffic studies and numerous meetings with City staff will allow us to proceed to Planning and Development Committee and ultimately Council for approval.

Our site has limited available access points that were predetermined by the City when these lands were brought into development and has required that we work with our neighbours to secure cross access that ultimately consolidates and centralizes access on the south side of Mapleview Drive West at a newly proposed traffic light. The most efficient access alignment and a new common traffic light as it is shown on our site plan at our eastern entrance also allows for the future planned Essa Road intersection improvements and promotes walkable neighborhoods.

As we show, the signal is an essential vehicle and trucking link between properties and the most logical pedestrian connection between the newly planned residential development to the north and businesses and schools to the south.

We have significant concerns with the northern land owners development proposal since the roads and intersections they are proposing do not align with the fixed access points for the Properties on the south side of Mapleview and they do not take into account the benefit of road and intersection alignment which we propose be consolidated at the new shared traffic light which we are proposing at our eastern access driveway.

Through discussions with the surrounding neighbours and City staff we have coordinated traffic and cross access rights centered around the proposed new intersection and traffic light which meets multiple traffic and pedestrian objectives. Based on all the efforts to date, the ideal location is along the easterly access point of our site at the shared driveway with the existing automobile dealership seen in Appendix A.

We have attempted to make contact and coordinate with the developers of 320 and 364 Mapleview Drive West on several occasions between November 2022 and March 2023 to be a part of the ongoing negotiation with respect to aligning driveways to limit multiple access

points not aligning in close proximity onto Mapleview Drive West and to date their position has been non-cooperative.

We are deeply apprehensive that the applicant's current road alignment with Mapleview has not been adjusted despite our attempts to coordinate with them. We feel that this is not in the best interest of the current City of Barrie's policies and does not champion a long-term view of a complete and integrated community. Given the extensive work already undertaken to consolidate driveways, we are requesting that this issue be addressed before council can make a decision. We ask that the applicant modifies their concept plan to align to the intersection alignment shown on our plan supported by discussions with City Staff and our traffic report currently before the City to create or plan for the future opportunity to create a proper 4-way signalized intersection that is both vehicle and pedestrian friendly.

We would be happy to arrange a meeting with the applicant, and the City to coordinate the accesses between the sites.

Thank you,

A handwritten signature in purple ink, appearing to read 'Bill Bilkas', with a stylized flourish extending from the top right.

Bill Bilkas  
Chief Development Officer

# Appendix A

