

**Tina Gonneau**

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**From:** Michelle.Tien@HydroOne.com  
**Sent:** Friday, September 29, 2017 2:29 PM  
**To:** Tina Gonneau  
**Subject:** Barrie - Mapleview and Lockhart - D12-431D14-1628, D12-432D14-1632, D12-433D14-1633

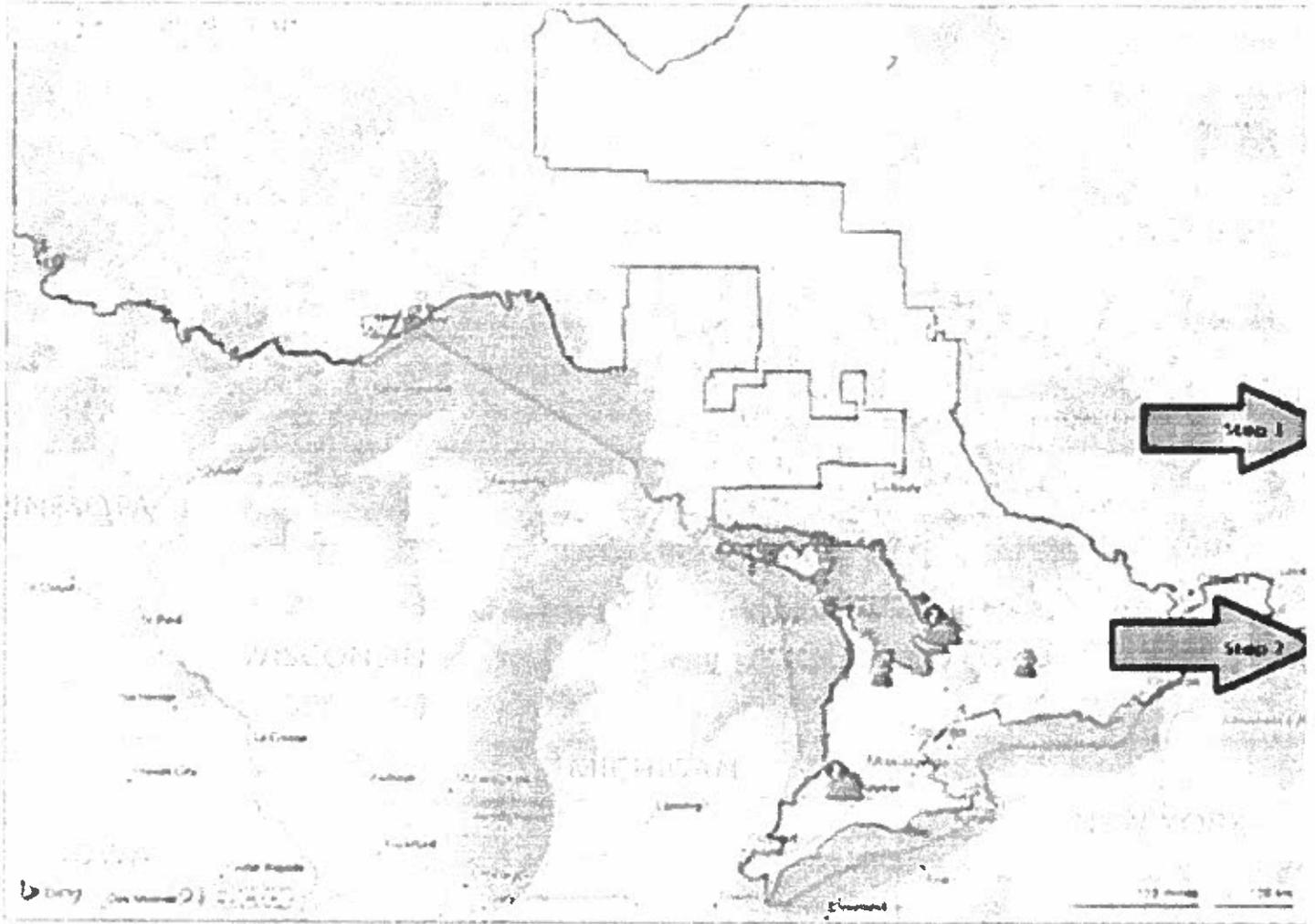
Hello,

We are in receipt of your Plan of Subdivision applications, D12-431D14-1628, D12-432D14-1632, D12-433D14-1633 dated Sept 22, 2017. We have reviewed the documents concerning the noted Plans and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre.

Please let me know if you have any questions or concerns.

Thank you,

**Michelle Tien**

Real Estate Co-op, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6238

Email: [Michelle.Tien@HydroOne.com](mailto:Michelle.Tien@HydroOne.com)

Sent on behalf of

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

## Tina Gonneau

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**From:** Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>  
**Sent:** Monday, June 19, 2017 9:15 AM  
**To:** Andrew Gameiro; Carlissa McLaren; Bailey Chabot; Tina Gonneau  
**Cc:** Ralph Scheunemann; Thompson, Tiffany <Tiffany.Thompson@simcoe.ca> (Tiffany.Thompson@simcoe.ca); 'chris.doherty@simcoe.ca' (chris.doherty@simcoe.ca); MacKinnon, John (MTO); Munro, Janice (MTO); Aurini, Shawn (MTO); Vandenberg, Robert (MTO)  
**Subject:** Hewitt's Secondary Plan Area Subdivisions, Hwy 400 Barrie  
**Attachments:** 20170619085936124.pdf

Andrew / Carlissa:

While development of the approximate 3500 residential units within the attached draft plans of subdivision within the Hewitt's Secondary Plan area do not require MTO permit approvals, the comments / concerns expressed below on Salem Secondary Plan subdivisions pertain also to subdivisions within the Hewitt's Secondary Plan area.

Please feel free to contact me if you have any questions.

Thanks,  
Peter Dorton  
Senior Project Manager  
MTO Central Region Engineering Office  
Corridor Management Section  
159 Sir William Hearst Ave., 7th Floor  
Toronto, ON M3M 0B7  
Ph: 416-235-4280  
Fx: 416-235-4267  
Email: peter.dorton@ontario.ca

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

**From:** Dorton, Peter (MTO)  
**Sent:** March 29, 2017 11:17 AM  
**To:** Bailey Chabot (Bailey.Chabot@barrie.ca); tgonneau@barrie.ca  
**Cc:** Ralph Scheunemann (Ralph.Scheunemann@barrie.ca); Thompson, Tiffany <Tiffany.Thompson@simcoe.ca> (Tiffany.Thompson@simcoe.ca); 'chris.doherty@simcoe.ca' (chris.doherty@simcoe.ca); MacKinnon, John (MTO); Munro, Janice (MTO); Aurini, Shawn (MTO); Vandenberg, Robert (MTO) (Robert.Vandenberg@ontario.ca); Terro, Eric (MTO)  
**Subject:** Hwy 400 / McKay Rd., Salem Secondary Plan Area Subdivisions

Bailey / Tina:

While the attached Crisdawn subdivision is beyond MTO permit control area, MTO is concerned that this is only one of several the City is considering within the Salem Secondary Plan, in advance of the City knowing if it will be constructing a new interchange at Highway 400 / McKay Rd..

# AIRD BERLIS

Patrick J. Harrington  
Direct: 416.865.3424  
E-mail: pharrington@airdberlis.com

September 19, 2017

By EMAIL to: [dawn.mcalpine@barrie.ca](mailto:dawn.mcalpine@barrie.ca)

Our File # 136316

Dawn McAlpine  
City Clerk  
Legislative and Court Services Dept. - City of Barrie  
70 Collier Street, P.O. Box 400  
Barrie, ON L4M 4T5

Dear Ms. McAlpine:

**Re: Request for Deferral of Consideration of Planning Applications  
Request for Notice –Zoning By-law Amendment and Draft Plan of  
Subdivision Applications  
City File Nos.: D12-426/D14-1623, D12-427/D14-1624, D12-428/D14-1625**

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Our firm acts for North American Park Place Corporation (“North American”), the owner/operator of the mixed commercial development located in the northeast quadrant of Highway 400 and Mapleview Drive.

North American was an added party during the appeals of OPA 38 (the Salem Secondary Plan) and OPA 39 (the Hewitt Secondary Plan). During that hearing, North American pursued issues related to the traffic and transportation infrastructure impacts of approving new development within the Annexed Areas as proposed through the new Secondary Plans.

North American’s issues were ultimately resolved through a settlement reached with the City of Barrie, the Salem Landowners Group, the Hewitt’s Creek Landowners Group, and Osmington Inc. As part of this settlement, the City of Barrie was obligated to provide North American (within 60 days of receipt) with (a) notice of any OPA, ZBA or draft plan of subdivision applications filed within the 2031 Settlement Area Boundary of either OPA 38 or 39 and (b) a copy of any traffic impact study filed in support of such application.

It therefore has come to our client’s attention that three separate rezoning and plan of subdivision applications, representing over 2,100 potential residential units located within the Hewitt Secondary Plan (OPA 39), have been submitted to the City of Barrie for consideration. It is the proponents’ (and the City’s) obligation to ensure that these applications fully comply with Policies 9.7.3.1(a), 9.7.3.2(a), 9.7.3.2(c), and 9.8.1 of the City’s Official Plan, portions of which were revised to satisfy North American’s involvement in the OPA 39 appeal.

North American has reviewed the Master Transportation Study dated February 2017 undertaken by LEA Consulting Ltd. on behalf of the proponents (the "MTS"). There are several deficiencies in the MTS that warrant the attention of Council:

- The number of peak hour trips that would be generated by the residential component of the proposals was based on August 2016 traffic counts conducted at an existing large residential subdivision in Barrie (a "proxy site" with 2,655 residential units). The reliance on summer data, which would be affected by a higher percentage of residents of the proxy site being away on vacation and there being little to no school-related traffic activity, would result in an underestimate of the typical (non-summer) trip-making potential of the proposed new residential development.
- There is no indication of any traffic impact associated with the proposed 17,135 square metres of commercial uses since there is no explicit consideration of the trip generation potential for these uses. The proxy site used for residential trip generation appears to have limited commercial offerings, and there is no text within the MTS that suggests that the traffic counts at the proxy site would somehow represent both residential and commercial trip generation, or that all trips generated by the future commercial use would be entirely contained within the Hewitt Secondary Plan area.
- The study does not explicitly present the resultant distribution of Hewitt trips to the study area road network since the distribution and assignment of trips is contained within a software model, which can only be checked by having access to the model. Similarly, it is not clear how background traffic growth was included in the forecasting for the critical 2020 horizon year (i.e. prior to the Harvie Road-Big Bay Point Road overpass) since some 2020 forecasted traffic volumes are lower or the same as existing base year traffic.
- The MTS relies upon major network improvements, such as the widening of Mapleview Drive between Huronia Road and Country Lane by the 2020 horizon year. For the 2031 horizon year, the network improvements include further widenings of Mapleview Drive and the construction of the Harvie Road-Big Bay Point overpass - the timing for which has not been confirmed by the City. Other improvements relied upon also have uncertain timing, such as the McKay Road interchange, the Salem Road-Lockhart Road overpass at Highway 400, and two road/rail grade separations (one on Lockhart Road and one on Mapleview Drive).
- Future capacity constraints are noted for the Mapleview Drive corridor in the 2020 horizon year, even with several assumed capacity and operational improvements. This is of prime concern to North American.

Council should further note that the MTS uses and relies upon modelling originally undertaken by the City's transportation consultant in support of the 2014 Multi-Modal Transportation Master Plan. It is North American's understanding that this modelling was deemed unacceptable by the Ministry of Transportation and that the City's consultant is actively revising its modeling in response. Until this new modelling is available, the MTS and the development levels it purports to justify should be deemed to be premature.

In light of the foregoing, North American opposes the consideration and approval of these rezoning and plan of subdivision applications at this time. North American requests that the City defer further consideration of these rezoning and subdivision applications until there is general consensus between the proponent, the City, MTO, and stakeholders like North American regarding (a) the traffic consequences of the approvals and (b) the timing of the road network improvements necessary to support the level of development being proposed.

Finally, our office hereby requests notice of any matters related to the consideration of the above-noted applications, including any staff report, any City Council, Committee of Council or community consultation meeting, as well as notice of the adoption of any By-law or any other planning approval or appeal relating to the above-noted applications.

Yours truly,

**AIRD & BERLIS LLP**



Patrick J. Harrington

PJH/jh

c.c. S. Bishop, North American Park Place Corporation  
R. Richards, R.G. Richards & Associates  
G. Pappin, Paradigm Transportation Solutions Limited  
B. Chabot, Planner, City of Barrie

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