



April 8, 2014

City of Barrie  
70 Collier Street, Box 400  
Barrie, ON  
L4M 4T5

**Attn: Steven Farquharson**

**Member  
Municipalities**

Adjala-Tosorontio

Amaranth

Barrie

The Blue Mountains

Bradford-West Gwillimbury

Clearview

Collingwood

Essa

Grey Highlands

Innisfil

Melancthon

Mono

Mulmur

New Tecumseth

Oro-Medonte

Shelburne

Springwater

Wasaga Beach

**Watershed  
Counties**

Dufferin

Grey

Simcoe

Member of



Conservation  
ONTARIO  
Natural Champions

**Re: City Files D09-OPA42 and D14-1572  
Official Plan Amendment, Zoning By-law Amendment  
27 Gallie Court and 145 Dunsmore Lane  
Part of Lot 5, Concession 1 (Vespra)  
City of Barrie - Royal Victoria Regional Health Centre**

Thank you for the opportunity to provide comments on the above noted application, which proposes to re-designate the lands from Residential to Major Institutional and to amend the current zoning of the property from a Residential Category to an Institutional to permit a staff parking lot in association with Royal Victoria Hospital.

The property is adjacent to the Georgian College wetland, which has been evaluated by MNR, but is not Provincially Significant. The property is entirely regulated pursuant to Ontario Regulation 172/06, the Authority's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. NVCA directs development outside of environmental and hazard areas and requires permits prior to developing in regulated areas. The proposed development requires a permit from NVCA.

NVCA staff has reviewed the information presented in:

- Burnside and Associates *Functional Servicing and Stormwater Management Report RVH Parking Lot Expansion* dated March 2014.
- Beacon Environmental *Preliminary Scoped Environmental Impact Study RVH Parking Lot Expansion* dated March 6, 2014.
- Drawing L-1, Landscape Plan, prepared by Alexander Budrevics and Associates Ltd. last revised March 4, 2014.
- Drawing A-000 Staff Parking Lot, prepared by Hanson and Jung Architects last revised March 6, 2014.

[www.nvca.on.ca](http://www.nvca.on.ca)

NOTTAWASAGA VALLEY CONSERVATION AUTHORITY • Centre for Conservation **Page 1 of 3**

John Hix Conservation Administration Centre • Tiffin Conservation Area • 8195 8th Line • Utopia, On L0M 1T0  
Telephone: 705.424.1479 • Fax: 705.424.2115 • Web: [www.nvca.on.ca](http://www.nvca.on.ca) • Email: [admin@nvca.on.ca](mailto:admin@nvca.on.ca)

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- Topographic Survey of All of Blocks 13 and 14 Registered Plan 51M-689 prepared by Rudy Mak last revised March 3, 2014.
- D.C. Slade Consultants *Planning Report* dated March 2014.

To streamline the review process, a concurrent review of zoning, designation and site plan issues was agreed to at the February 20, 2014 pre-consultation for concept site plan meeting (City File D11A-0083), and the following comments reflect this.

### **Proposed OPA and Zoning By-law Amendment**

NVCA staff does not concur with the wetland mapping shown on all of the reports. Forthcoming reports should incorporate NVCA mapping, or a site staking be conducted in the spring to determine the location of the wetland.

During the pre-consultation meeting NVCA staff understood that the gravel area used for parking during the hospital expansion project was to be paved, however, the above mentioned reports and plans indicate that the parking lot is proposed to expand beyond this area, and into the wetland and adjacent lands.

NVCA staff can support zoning and designating the land for parking lot currently shown as within the 'edge of gravel' line on the topographic survey of Blocks 13 and 14 (Rudy Mak- last revised March 3, 2014), subject to a satisfactory mitigation plan, which can be completed at the site plan stage. NVCA recommends the lands outside of the mapped gravel area be placed in an environmental category.

NVCA does not support zoning and designating the lands that are beyond the 'edge of gravel' for parking lot. NVCA recommends that these lands be used to mitigate the effect of the development on the wetland.

### **Site Plan**

The Burnside report identifies two approaches for stormwater management, one to control peak flows on site and one to use the storage of the offsite downstream stormwater pond. Both approaches are acceptable to NVCA staff. NVCA staff also accepts that either approach will not have noticeable negative impacts on the wetland. NVCA staff is willing to defer review of stormwater management for the forthcoming Site Plan application to City staff.

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It is noted that the unevaluated wetland mapping in the EIS and other information circulated does not match MNR or NVCA wetland mapping. Any forthcoming plans and maps should update the wetland mapping. NVCA staff requests that the environmental consultant contact NVCA prior to their site visit in the spring as it is likely NVCA staff also wish to attend.

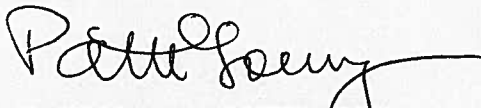
NVCA staff visited the property on April 8, 2014. The property still contained snow piles and it is possible that some of the gravel from the parking lot has been pushed into the wetland during snow clearing. NVCA staff recommends that staff of Beacon Environmental include an examination of possible impacts and recommend mitigation related to this in their forthcoming spring site visit and subsequent EIS.

The forthcoming EIS for the site plan should include the proposal, potential impacts and mitigating measures such as lighting, fencing, erosion and sediment control, planting, etc. NVCA staff recommends the forthcoming site plan and EIS address snow storage and removal. NVCA would not support snow stockpiling in the wetland.

### **Conclusion**

NVCA staff cannot support the application as submitted, but staff can support zoning and designating the lands shown as within the 'edge of gravel' on the March 3, 2014 survey for parking lot purposes. NVCA cannot support zoning and designating lands beyond this line for parking lot purposes. NVCA recommends the lands between the edge of gravel and the wetland be designated and zoned in an environmental category.

Kindest regards,



Patti Young, MCIP, RPP  
Senior Planner

DF/TR/PY

C: **Heidi Hanson** - Hanson and Jung  
**Geri Poisson** - Beacon Environmental  
**Peter Osgoode** - RVH