
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: T. REEVE, P. ENG., SENIOR INFRASTRUCTURE PLANNING PROGRAM COORDINATOR

NOTED: B. ARANIYASUNDARAN, P. ENG., PMP, DIRECTOR OF ENGINEERING
A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DRAINAGE MASTER PLAN - LETTER TO RESIDENTS

DATE: APRIL 18, 2019

The purpose of this Memorandum is to advise members of Council that the Engineering Department is working on a Drainage Master Plan under the Municipal Class Environmental Assessment Master Planning Process. This project has been building on previously completed studies and environmental assessments. The project has identified the existing and anticipated drainage needs and provides recommended solutions to address the needs by reducing flooding, increasing public safety, making water quality improvements, increasing system capacity and identifying maintenance improvements throughout the City. The study area encompasses the entire City, excluding the Sophia Creek watershed and Salem and Hewitt's Secondary Plan areas which have been addressed under separate studies.

In November of 2017, the City held the first Public Information Centre (PIC) to collect feedback on the potential alternative solutions and to collect information about drainage in the City. The first PIC was attended by 50 residents and property owners who have provided comments via email or the online survey.

In April of 2018, a second PIC was held. At that PIC the City presented the preliminary preferred alternative solution to the public and agencies for feedback on the approach and projects being proposed. This PIC was attended by 70 residents and property owners and others contacted the City directly.

A staff report containing the final report and recommendations is tentatively scheduled for General Committee on May 6, 2019.

As the Study is nearing completion the City is communicating with residents and property owners again. Letters are being sent to provide an update on the study. For many residents, this will be the third letter they are receiving as part of this study. This letter is being sent in advance of staff bringing the final Drainage Master Plan report to Council to allow residents sufficient time to review and communicate with staff prior to having the opportunity to speak to Council. To ensure that members of Council have the information at the same time as the public, this memorandum has been provided with a copy of the mail out information. Letters have been prepared based on the specific type of impact on the property.

Descriptions of the letters are provided below, and samples are appended to this memo.

Letter A – Resident/property owner asked to be kept informed but their property is not directly affected.

A number of residents/property owners who are interested and engaged in civic matters attend PICs and prefer to be kept apprised of the studies. The letter (Appendix A) will simply advise these stakeholders that the final reports are available for review.

Letter B – Property that was identified in PIC 2 as having a potential impact, and are no longer being impacted.

In some cases projects that were identified with property impacts previously, were screened out, or alternative solutions with no property impacts were selected. In these instances, clarification will be provided to those property owners that there are no recommended projects impacting their property. Refer to Appendix B.

Letter C and D – Property impacted by proposed projects

For properties impacted by the proposed projects, this letter will confirm that a recommended project requires full or partial acquisition of their property (refer to Appendix C and D).

This scenario was subject to careful consideration by the City, or the study consultant, and impacting people's private property with a municipal infrastructure project is a last resort. The study included a detailed evaluation of options and weighed those options using criteria that considered the potential impact on people and their property. The decision to recommend full or partial property acquisition was made when it was felt that concerns about flooding risk, public safety, cost and the environment outweighed the impacts on private property.

Letter E – Properties requiring further study

Two property owners are receiving letters to inform them that a potential project that was identified will require more study (refer to Appendix E). During the course of the Master Plan it was felt that the Hotchkiss Creek crossing at Brennan Drive will need to be assessed in further detail before the optimal solution for that area can be selected. This study will be proposed by staff as a capital project in future budgets.

A list of the properties and their associated letter is attached (refer to Appendix F).

With the communication that has taken place throughout this project, and in some cases during previous studies throughout the last 10 years, many of the residents receiving these letters are aware of the situation and have expressed questions or concerns they have with this project. Residents, property owners or Councilors may review the report and/or contact staff directly to discuss concerns. A list of some of the typical questions received and the response provided has been appended to this memo (Appendix G).

For additional information contact Tom Reeve at Tom.Reeve@barrie.ca or extension 4465.

APPENDIX A

Letter "A"

CITY HALL
70 COLLIER STREET
TEL. (705) 726-4242
FAX. (705) 739-4247

P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE
Engineering Department
"Committed to Total Service Excellence"

April 18, 2019

File: D27-ST

Property Owner Name(s)
123 Main Street
Barrie, ON L4M 1C2

Re: Drainage Master Plan

Dear (insert name(s)):

Thank you for your interest in the City of Barrie Drainage Master Plan. You are being sent this letter because you attended a Public Information Centre on this plan and/or asked to be kept informed of this study. Now that the plan is nearing completion, we wanted to make you aware of next steps.

As you may already be aware, the Drainage Master Plan identifies areas in the City with drainage problems and/or areas at risk of flooding. The plan also looks at potential solutions to fix existing problems. In order to improve drainage in Barrie and reduce the risk of flooding, a number of construction projects will be required over the next 20 or more years.

A staff report on the City's Drainage Master Plan will be on the General Committee agenda on May 6, 2019. This meeting is open to the public. Details about how to interact with City Council regarding matters before them are available at www.barrie.ca/City%20Hall/MayorCouncil/Pages/CommunicatingWithCouncil.aspx. If City Council approves the Drainage Master Plan, the City will file a Notice of Completion. At this time, residents or property owners will have an opportunity to appeal the City's decision. Details about the appeal process will be posted with the Notice of Completion in a Thursday edition of the Barrie Advance and on the City's website at www.barrie.ca/PublicNotices.

The Drainage Master Plan can be downloaded via www.barrie.ca/eastudies. A paper copy of the report is available for viewing at the City of Barrie Engineering Department on the 6th floor of City Hall during regular business hours (Monday to Friday, 8:30 a.m. to 4:30 p.m.).

If you have questions or concerns about this study, please contact Tom Reeve at 705-739-4220, extension 4465, or by email at Tom.Reeve@barrie.ca.

Sincerely,

Tom Reeve, P. Eng.
Senior Infrastructure Planning Program Coordinator

APPENDIX B

Letter "B"

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April 18, 2019

File: D27-ST

Property Owner Name(s)
123 Main Street
Barrie, ON L4M 1C2

Re: Drainage Master Plan – INSERT Referenced Property

Dear (insert name(s)):

The Engineering Department is completing a long-term Drainage Master Plan for the City of Barrie. The plan identifies areas in the City with drainage problems and/or areas at risk of flooding. The plan also looks at potential solutions to fix existing problems. In order to improve drainage in Barrie and reduce the risk of flooding, a number of construction projects will be required over the next 20 or more years. In certain cases, the City will need to purchase some private property to complete these construction projects.

In April 2017 you were sent a letter about this study indicating there was a project being considered that could directly impact your property. After further study, the City is no longer considering a project that would impact your property.

A staff report on the City's Drainage Master Plan will be on the General Committee agenda on May 6, 2019. This meeting is open to the public. Details about how to interact with City Council regarding matters before them are available at www.barrie.ca/City%20Hall/MayorCouncil/Pages/CommunicatingWithCouncil.aspx. If City Council approves the Drainage Master Plan, the City will file a Notice of Completion. At this time, residents or property owners will have an opportunity to appeal the City's decision. Details about the appeal process will be posted with the Notice of Completion in a Thursday edition of the Barrie Advance and on the City's website at www.barrie.ca/PublicNotices.

If you would like to review the Drainage Master Plan, it can be downloaded via www.barrie.ca/eastudies. A paper copy of the report is available for viewing at the City of Barrie Engineering Department on the 6th floor of City Hall during regular business hours (Monday to Friday, 8:30 a.m. to 4:30 p.m.).

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Sincerely,

Tom Reeve, P. Eng.
Senior Infrastructure Planning Program Coordinator

APPENDIX C

Letter "C"

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April 18, 2019

File: D27-ST

Property Owner Name(s)
123 Main Street
Barrie, ON L4M 1C2

Re: Drainage Master Plan – INSERT Referenced Property

Dear (insert name(s)):

The Engineering Department is completing a long-term Drainage Master Plan for the City of Barrie. The plan identifies areas in the City with drainage problems and/or areas at risk of flooding. The plan also looks at potential solutions to fix existing problems. In order to improve drainage in Barrie and reduce the risk of flooding, a number of construction projects will be required over the next 20 or more years. In certain cases, the City will need to purchase some private property to complete these construction projects.

In April 2017 you were sent a letter about this study indicating there was a project being considered that could directly impact your property. The plan is nearing completion and we wanted to make you aware of next steps.

The Drainage Master Plan report was recently finalized and your property is included in a list of properties that City staff are recommending for purchase in order to construct a drainage project. Please note that there is currently no date planned to purchase your property and there is no guarantee the City will purchase your property in the future.

The Drainage Master Plan is looking at projects up to 20 years in the future. The projects included in the plan are all subject to capital plan funding. This means that through the annual budget process, Council will consider funding before each project can begin. Once a project is approved by Council, staff will begin with design and purchasing of properties, as required.

If in the future, the project for which your property is required receives approved funding through the capital plan, you will be contacted by City staff to negotiate a purchase. The property value is determined by an independent real estate appraiser who is retained by the City. The City will offer to pay you the full market value of the property as determined by the appraisal and other costs associated with sale of your property.

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Sincerely,

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APPENDIX D

Letter "D"

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April 18, 2019

File: D27-ST

Property Owner Name(s)
123 Main Street
Barrie, ON L4M 1C2

Re: Drainage Master Plan – INSERT Referenced Property

Dear (insert name(s)):

The Engineering Department is completing a long-term Drainage Master Plan for the City of Barrie. The plan identifies areas in the City with drainage problems and/or areas at risk of flooding. The plan also looks at potential solutions to fix existing problems. In order to improve drainage in Barrie and reduce the risk of flooding, a number of construction projects will be required over the next 20 or more years. In certain cases, the City will need to purchase some private property to complete these construction projects. The plan is nearing completion and we wanted to make you aware of next steps.

In April 2017 you were sent a letter about this study indicating there was a project being considered that could directly impact your property. The plan is nearing completion and we wanted to make you aware of next steps.

The Drainage Master Plan report was recently finalized and identifies a list of addresses where a portion of the property is recommended to be purchased. Your property is on this "partial purchase" list. Please note that there is currently no date planned to purchase this portion of your property and there is no guarantee the City will purchase your property in the future.

The Drainage Master Plan is looking at projects up to 20 years in the future. The projects included in the plan are all subject to capital plan funding. This means that through the annual budget process, Council will consider funding before each project can begin. Once a project is approved by Council, staff will begin with design and purchasing of properties, as required.

If in the future the project for which your property is required receives funding through the capital plan, you will be contacted by City staff to negotiate a purchase. The property value is determined by an independent real estate appraiser who is retained by the City. The City will offer to pay you the full market value of the portion of property as determined by the appraisal and other costs associated with sale of your property.

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Sincerely,

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APPENDIX E

Letter E

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April 18, 2019

File: D27-ST

Property Owner Name(s)
123 Main Street
Barrie, ON L4M 1C2

Re: Drainage Master Plan – INSERT Referenced Property

Dear (insert name(s)):

The Engineering Department is completing a long-term Drainage Master Plan for the City of Barrie. The plan identifies areas in the City with drainage problems and/or areas at risk of flooding. The plan also looks at potential solutions to fix existing problems. In order to improve drainage in Barrie and reduce the risk of flooding, a number of construction projects will be required over the next 20 or more years. In certain cases, the City will need to purchase some private property to complete these construction projects.

In April 2017 you were sent a letter about this study indicating there was a project being considered that could directly impact your property. It has been determined through this Master Plan that the long term solution for your area will require further study. The City will be undertaking a site specific environmental assessment (EA) in the coming years. You will be notified when the future study begins.

A staff report on the City's Drainage Master Plan will be on the General Committee agenda on May 6, 2019. This meeting is open to the public. Details about how to interact with City Council regarding matters before them are available at www.barrie.ca/City%20Hall/MayorCouncil/Pages/CommunicatingWithCouncil.aspx. If City Council approves the Drainage Master Plan, the City will file a Notice of Completion. At this time, residents or property owners will have an opportunity to appeal the City's decision. Details about the appeal process will be posted with the Notice of Completion in a Thursday edition of the Barrie Advance and on the City's website at www.barrie.ca/PublicNotices.

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If you have questions or concerns about this study, please contact Tom Reeve at 705-739-4220, extension 4465, or by email at Tom.Reeve@barrie.ca.

Sincerely,

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APPENDIX F

List of Properties receiving Letter C, D and E

FULL PROPERTY ACQUISITION (LETTER C)		
Property Address	Watershed	Drainage Master Plan Project #
130 VESPRA ST	BUNKERS	41
80 BRADFORD ST	BUNKERS	43, 44
100 BRADFORD ST	BUNKERS	45
20 CHECKLEY ST	BUNKERS	46
105 FERNDALE DR N	DYMENTS	51
20 ELLIOTT AVE	DYMENTS	51
30 ELLIOTT AVE	DYMENTS	51
425 DUNLOP ST W	DYMENTS	51
433 DUNLOP ST W	DYMENTS	51
441 DUNLOP ST W	DYMENTS	51
8 SARJEANT DR	DYMENTS	51
97 FERNDALE DR N	DYMENTS	51
55 HART DR	DYMENTS	56
71 ANNE ST S	DYMENTS	58
100 SANFORD ST	DYMENTS	61
95 SANFORD ST	DYMENTS	61
176 BRADFORD ST	DYMENTS	62
100 FERNDALE DR N	DYMENTS	183
487 DUNLOP	DYMENTS	183
DUNLOP ST (PROPERTY WEST OF 487)	DYMENTS	183
461 DUNLOP ST W	DYMENTS	183
793 MAPLEVIEW DR E	HEWITTS	125
85 MORROW RD	HOTCHKISS	17
50 WOOD ST	HOTCHKISS	19, 20
155 TIFFIN ST	HOTCHKISS	21
158 TIFFIN ST	HOTCHKISS	22
115 BROCK ST	HOTCHKISS	23
128 ANNE STREET	HOTCHKISS	23
130 TIFFIN	HOTCHKISS	23
120 TIFFIN ST	HOTCHKISS	25
108 TIFFIN	HOTCHKISS	27
215 INNISFIL ST	HOTCHKISS	27
233 INNISFIL	HOTCHKISS	28
10 HENRY ST	KIDDS	10
11 DONALD ST	KIDDS	10
19 DONALD ST	KIDDS	10
28 DONALD ST	KIDDS	10
38 ECCLES ST N	KIDDS	10
14 THOMSON ST	KIDDS	163
18 THOMSON ST	KIDDS	163
75 ECCLES ST N	KIDDS	163
77 ECCLES ST N	KIDDS	163
22 THOMSON ST	KIDDS	8A
509 BAYFIELD ST	LITTLE LAKE	145
140 LOCKHART RD	LOVERS	98
211 LOCKHART RD	LOVERS	99
455 WELHAM RD	LOVERS	110
BEACON RD (KNOWN AS BELL MEDIA LANDS)	WHISKEY	67
315 BAYVIEW DR	WHISKEY	72, 73, 74
279 BAYVIEW DR	WHISKEY	74

List of Properties receiving Letter C, D and E (Continued)

50 WELHAM RD	WHISKEY	74
205 HURONIA RD	WHISKEY	81
207 THE BOULEVARD	WHISKEY	89
211 THE BOULEVARD	WHISKEY	89
215 THE BOULEVARD	WHISKEY	89
217 THE BOULEVARD	WHISKEY	89
219 THE BOULEVARD	WHISKEY	89
221 THE BOULEVARD	WHISKEY	89
223 THE BOULEVARD	WHISKEY	89
225 THE BOULEVARD	WHISKEY	89

Full Property Acquisition (Letter C)		
Property Address	Watershed	Drainage Master Plan Project #
93 BRADFORD ST	BUNKERS	46
47 ALFRED ST	HOTCHKISS	20
134 TIFFIN ST	HOTCHKISS	23
17 ECCLES ST N	KIDDS	10
27 THOMSON ST	KIDDS	8A
496 ST VINCENT ST	LITTLE LAKE	142
500 ST VINCENT ST	LITTLE LAKE	142
43 CHIEFTAIN CRES	WHISKEY	75
322 LITTLE AVE	WHISKEY	179
53 to 112 FERNDAL INDUSTRIAL DR	DYMENTS	181

Further Study (Letter E)		
Property Address	Watershed	Drainage Master Plan Project #
7 BRENNAN AVE	WHISKEY	175
199 THE BOULEVARD	WHISKEY	175

APPENDIX G

Typical Questions with Responses

Question	Response provided
How much money will I get for my property?	The compensation paid for the property will be its current market value at the time of the acquisition as determined by an independent real estate appraiser retained by the City of Barrie.
Will I be compensated for other expenses?	Each situation is different. The City negotiates expenses with the property owner with the goal of making the landowner whole through the process.
When will the City purchase my property?	The Drainage Master Plan has identified many drainage projects to mitigate drainage issues. The identification of your property for purchase related to one of the projects is an initial step in the planning process. Another key step is the allocation of budget by the City for design, property purchase and construction. The City has a 10-year capital plan which is updated annually; the money is typically only committed for the current year for any given project. Due to financial constraints and the time required to complete projects, the City is unable to budget for all of the recommended projects in the next 10 years. Until the budget is approved, the City cannot commit to a timeline for buying your property.
How much notice will I be given when the City intends to purchase my property?	Typically the City allows a minimum of one year for property acquisition negotiations or expropriation. Each property owner will be contacted early in this process to initiate property acquisition discussions.
How will this study identifying my property for purchase affect my property value or my ability to sell?	The owner can sell their property and the prospective buyers can contact the City to discuss. As with any legal matter, it is recommended the property owner obtain their own legal advice.