



August 6th, 2019

JDE Project 19024

Queensgate Homes (Barrie) Inc.

3800 Steeles Avenue West, Suite 400W
Woodbridge, ON L4L 4G9

**RE: Daylight Triangle
681 Yonge Street, City of Barrie**

This letter was prepared by **JD Northcote Engineering Inc.** [JD Engineering] for the account of **Queensgate Homes (Barrie) Inc.** [the Developer].

1.0 BACKGROUND

Queensgate Homes (Barrie) Inc. is proposing a mixed-use development within the site municipally known as 681 – 685 Yonge Street, in the City of Barrie [City].

On behalf of the Developer, JD Engineering prepared a Traffic Impact Study (dated May 14th, 2019), as part of the first design submission, in support of the Site Plan Approval and Condo Exemption at 681 & 685 Yonge Street.

The City of Barrie has provided comments related to the first submission. This letter is intended to address item No. 7 of the City’s Planning Comments (repeated below for reference).

“Planning staff note that there is landscaping (i.e. walkways, vegetation) and patios proposed within the Municipal Right-of-Way (ROW). An encroachment agreement will be required to permit works within the ROW.

Patios and/or other structures will not be permitted within the daylighting/site line triangle.”

The existing daylight triangle at the northwest corner of the intersection of Ashford Road / Yonge Street is 15.24 metres by 15.24 metres.

2.0 DAYLIGHT TRIANGLE REVIEW

According to the City’s Transportation Master Plan (April 2019), Ashford Road is classified as a local road and Yonge Street is classified as a collector road.



JD Engineering
Phone: 705.725.4035
Email: info@JDEngineering.ca

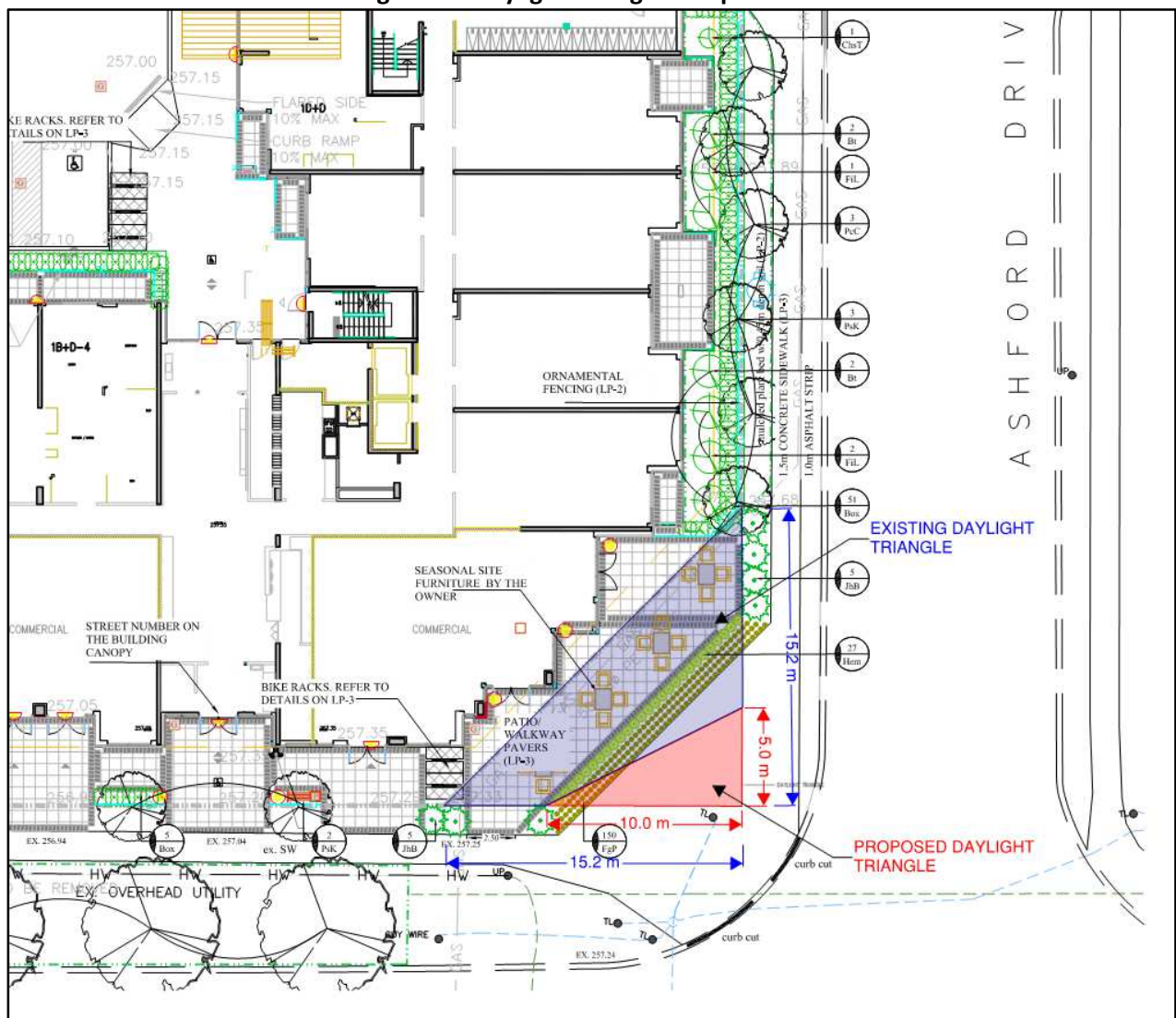
According to BSD-323, the daylight triangle requirement for a local road / arterial road intersection is not specifically identified. The closest comparable is minor collector road / arterial road intersection, which requires a 5 metre by 10 metre daylight triangle.

Based on our review of this specific location, we recommend the following daylight triangle at the northwest corner of the intersection of Ashford Road / Yonge Street:

- 5 metre (Ashford Road) by 10 metre (Yonge Street) daylight triangle.

Figure 1 illustrates the existing daylight triangle and our recommended daylight triangle.

Figure 1 – Daylight Triangle Comparison



As illustrated above, the proposed patio is within the existing daylight triangle but outside the 5 metre by 10 metre daylight triangle that is recommended from a transportation perspective. Groundcover plantings are provided within the recommended daylight triangle, per the City's request. All plantings will have a maximum height of 0.3 metres and will not impact the sightlines.

We trust that you find this letter satisfies your requirements.

Yours truly,

JD Northcote Engineering Inc.



John Northcote, P.Eng.
President