

Sophia Creek Watershed and Mulcaster Drainage Area Environmental Assessment Update – City of Barrie

Municipal Engineers Association’s Municipal Class Environmental Assessment

Minister’s Review of Issues Raised by Requester

Issue	Response
<p>The cost, design and efficacy of the Project should be fully understood before the preferred alternative is selected.</p> <p>Stormwater management facility SP01 (MacMorrison Park) alone—without expanding SP03 (the facility at Ottawa Avenue)—could result in cost savings while still resolving flooding issues.</p>	<p>Hydraulic modeling (to calculate stormwater flows) was performed for the existing conditions and for all alternatives, and preliminary cost estimates were calculated for the alternatives based on the modeling results (Appendices C-L).</p> <p>The City corresponded with the landowner via multiple letters and emails, and met with the landowner on September 12, 2017 and October 30, 2017 to discuss his concerns. The City modified the footprint of the SP03 expansion to ensure there would be no impacts to parking and use of vehicle loading bays on the landowner’s property. The City committed to engaging the landowner during the detailed design of stormwater management facility SP03.</p> <p>The combination of the two stormwater management facilities provide a large reduction in peak stormwater flows downstream of SP01, reducing the need to increase infrastructure. Constructing a single stormwater management facility at SP01 would result in higher costs to the municipality (at least \$1.5 million more than the preferred alternative of constructing SP01 and expanding SP03), due to additional land acquisition, and upgrades to downstream culverts and trunk storm sewers. Approximately 24 residential lots and one industrial property are upstream to SP01 and would continue to be subject to flooding if the proposed expansion of SP03 were not implemented.</p> <p>I am satisfied that the proponent met the Class Environmental Assessment requirements in its selection and evaluation of alternatives. I am imposing a condition requiring the City to meet with the requester during detailed design of the Project.</p>

Issue	Response
Land acquisition costs are underrepresented	<p data-bbox="673 226 1435 296">Land acquisition issues are outside the scope of the Class Environmental Assessment.</p> <p data-bbox="673 338 1435 667">The City has stated that the preliminary property acquisition cost estimate is based on current Municipal Property Assessment Corporation values, and that detailed land costs will be established through an independent property appraisal. The City pays all costs for this property appraisal and for the property purchase. However, each landowner has the right to conduct a private appraisal for reference during property value discussions.</p>