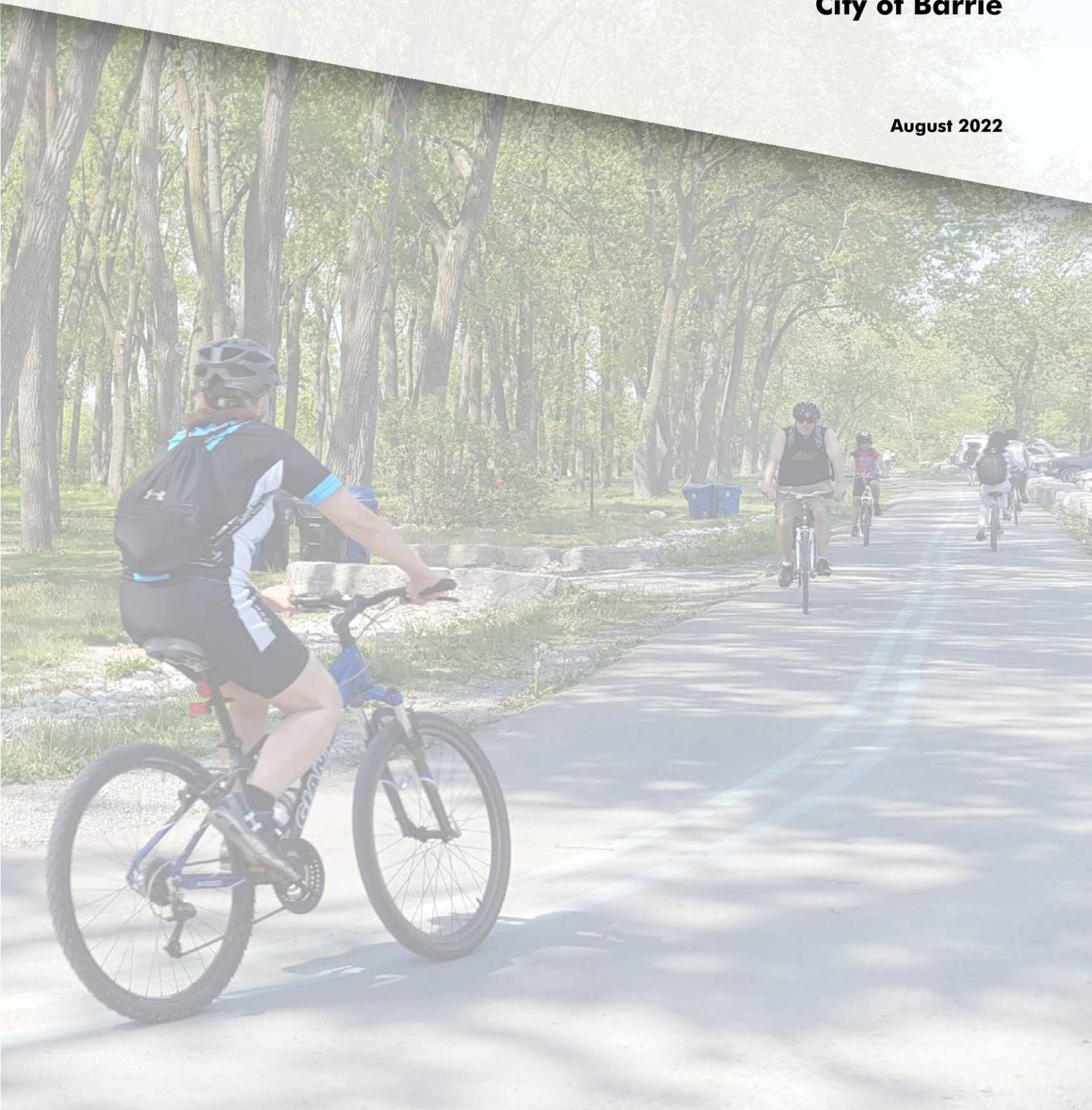


Watersand Phase 2 South Trail Study

City of Barrie

August 2022

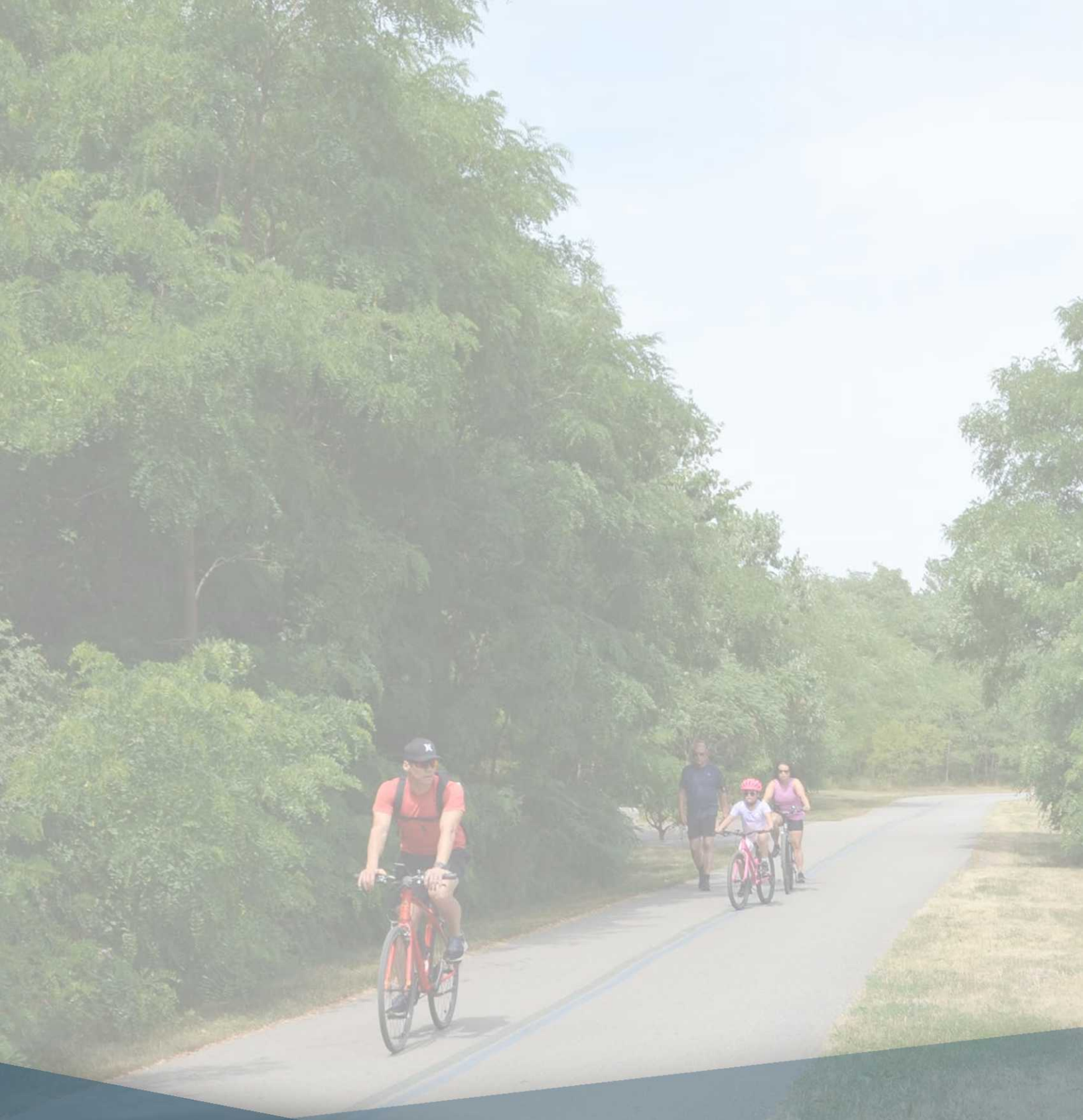


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Introduction

1.0

The City of Barrie is requesting that a Trail Study be completed to satisfy the Zoning By-law Amendment and Draft Plan of Subdivision application to facilitate the development of the subject lands, referred to herein as Watersand Phase 2 South. The Trail Study will be prepared to provide the City with an understanding of the existing and proposed trails within the subject site and will assist with the planning of community services, including trails, within the City.

The scope of the Trail Study has been comprised of the following components:

- Review all relevant background documents including the City of Barrie Transportation Master Plan (June 2019) and relevant Environmental Impact Studies for the subject lands;
- Attend a site review of the site and surrounding neighbourhoods to review the surrounding trails and circulation routes and to review opportunities for trail connections to the surrounding community;
- Prepare a preliminary Trail Study that includes existing trails surrounding the site, the proposed trail network of interconnected parks and open spaces that may include linkages on multi-use trails, sidewalks, bicycle paths and roads and potential connections to the surrounding neighbourhoods;
- Attend a future meeting with the City to review the preliminary Trail Study and to solicit feedback from the City in order to finalize the Trail Study;
- Finalize the Trail Study based on future City comments and submit the Trail Study in support of Planning approvals.



Watersand Phase 2 South Development

2.0

2.1 Community Plan

The proposed development will contribute to creating a unique residential development that is complementary to its natural and built surroundings and is generally consistent with the overall vision, policy framework and community structure identified in the City of Barrie Official Plan and the Salem Secondary Plan.

The subject lands are envisioned as a high quality development that will introduce low and medium density residential dwellings. The residential community will support the development of a future elementary school and recreational centre, which will be developed by the school board and the City of Barrie, respectively. This will create a complete community that will contribute to establishing a memorable and attractive community with a sense of place. The proposed development introduces a total of 253 residential units that comprise of 204 single detached dwellings and 49 townhouse units. The development proposes a stormwater management block and two valley blocks. Additionally, a comprehensive trail network and walkway blocks are proposed, which will provide permeable pedestrian connections and opportunities for active transportation (Refer to Figure 2).

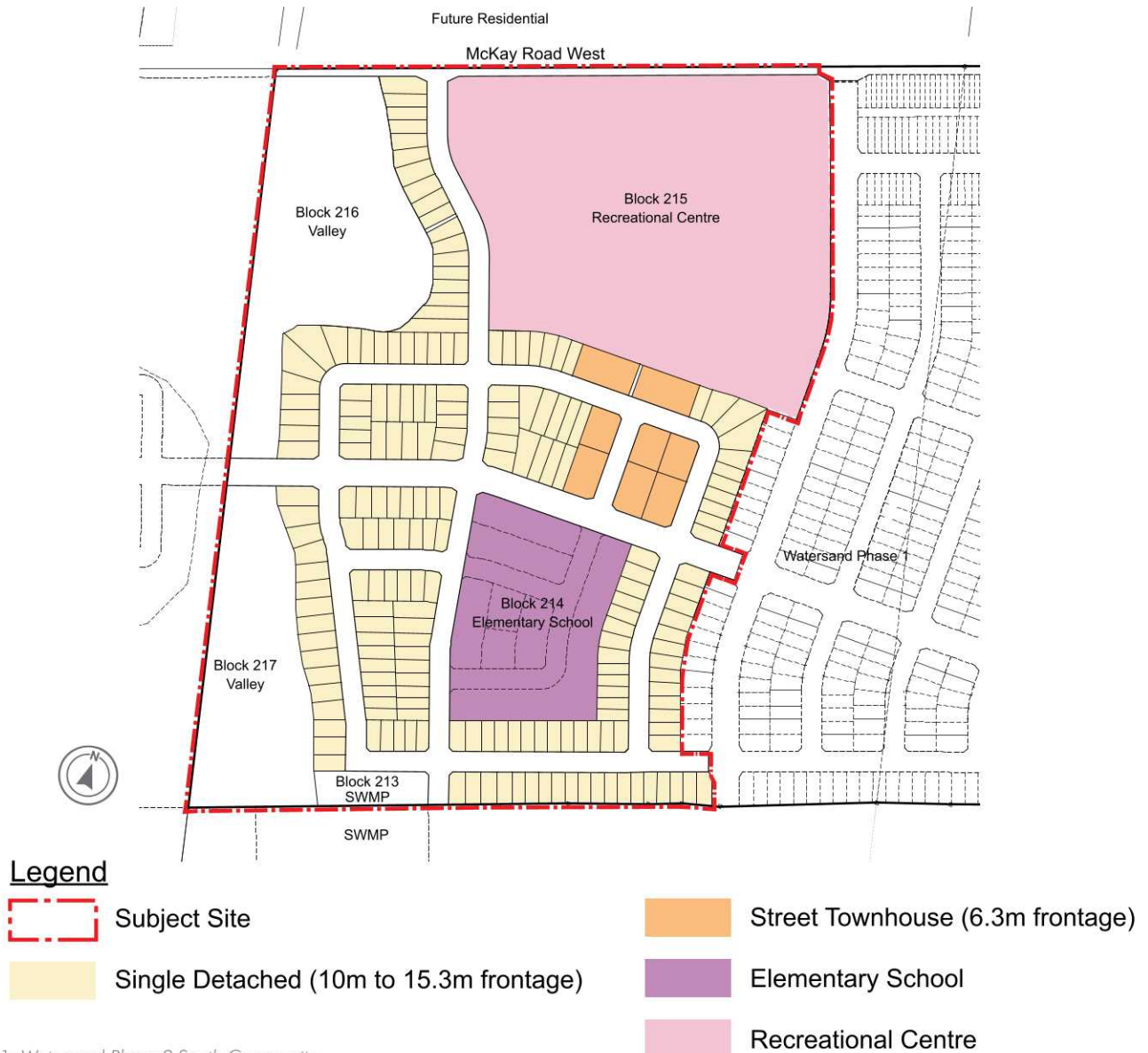


Figure 1: Watersand Phase 2 South Community



Figure 2: Valley Lands, Trail and Walkway Network

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Trails Plan 3.0

3.1 Active Transportation Network

Based on our review of the background information, it is clear that the implementation of key trails and off road pathways is a high priority to the City of Barrie. Trails are a valuable community feature that attract buyers, improve the health of residents and promote positive interaction between the community and the natural environment. Perhaps the most important function of trails, sidewalks and bike paths/lanes is to create a walkable community that link destinations including community centers, parks, schools, transit hubs, employment lands and commercial developments.

The City is looking to expand the pedestrian and bicycle network, especially in areas of growth and intensification, as well as improving trail connections to existing schools. The goal of this Trail Study is to design a trail system is well connected and improves human health and ecological function. This will be accomplished by analyzing the existing trails around the subject site, including off-street and on-street trails, sidewalks and cycling routes and providing additional trails and connections to enhance the pedestrian network through the subject site and into the surrounding community.

Refer to Figure 2 for the proposed trail network for the development of the Watersand Phase 2 - South.

Highlights of the Trail Study include the following:

- A safe and comfortable sidewalk network that is envisioned to:
 - (1) Provide a continuous north-south connection within the Watersand Phase 2 South community;
 - (2) Links Watersand Phase 2 South community with the phase 1 of the community to the east and the future residential to the north;
 - (3) Provide connections from the proposed community to MacKay Road West and future residential development to the north; and
 - (4) Provide connections to the recreational centre and elementary school.
- Potential bicycle lanes on collector streets;
- Walkway blocks that provide direct connections to the proposed trail and connect the residential community to the proposed recreational centre;
- Proposed trail through Valley Blocks 216 and 217 linking the North and South Neighbourhoods. This trail will provide access for area residents to experience the natural beauty of the valley lands and foster recreational opportunities for the broader Community. This trail will also provide an opportunity to link to McKay Road West;
- Provide site furnishings including benches, litter receptacles and resting areas along the trail, as required and provide wayfinding signage to assist trail users;
- Trail heads that will be primary entrances to the trail and designed to promote entry through decorative hard surface areas. Trail heads and wayfinding signage will provide clear direction and information to trail users;
- A multi-modal trail network through the valley lands that will have a minimum width of 2.4m (subject to City confirmation).

The detailed design of this trail should ensure access to trails for people of all ages and abilities, in accordance with AODA standards. Safe access points through the Proposed Community Plan and to existing communities will promote usability.

Access through the stormwater management facilities should be explored and promoted through the future redevelopment of the subject land.

The envisioned active transportation network will create a safe, comfortable and convenient trail system that will offer recreational opportunities for residents of Barrie, while providing linkages to important destinations within the community.



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