

May 6, 2022

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70 Collier Street
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NO.: D30-005-2022

NOTICE OF COMPLETE APPLICATION & PUBLIC
MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT
PINEMOUNT DEVELOPMENTS LTD.
129 COLLIER STREET
CITY OF BARRIE

Thank you for circulating notification with respect to a Notice of a Complete Application and Public Meeting for a proposed Zoning By-law Amendment at 129 Collier Street. The proposal seeks to amend the current zoning from 'Transition Centre Commercial' to 'Transition Centre Commercial with Special Provisions' (C2-1)(SP-XXX) to facilitate the development of two (2) 12-storey purpose-built rental buildings (including 3-storey and 4-storey podiums), comprised of 293 residential units, interior and rooftop amenity space, and 249 parking spaces. The special provisions requested include increased maximum building height and reductions to required side yard setbacks, parking requirements (including total required parking spaces, size of parking spaces, and minimum width for a drive aisles). The special provisions also include removing requirements for ground floor commercial uses.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote active transportation.

Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included in any future related agreement:

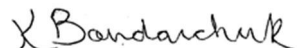
- That the owner(s) agree in to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- That the owner(s) agree to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in

accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

Please provide the Simcoe County District School Board with a copy of the notice of decision. Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment