

August 25, 2022

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Senior Planner
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON
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VIA EMAIL

FILE NO.: D30-015-2022

NOTICE OF COMPLETE APPLICATION & PUBLIC
MEETING FOR A PROPOSED OFFICIAL PLAN AMENDMENT
& ZONING BY-LAW AMENDMENT
NORTH AMERICAN (PARK PLACE) DEVELOPMENT CORP.
109 PARK PLACE
CITY OF BARRIE

Thank you for circulating notification with respect to a Notice of a Complete Application and Public Meeting for a proposed Official Plan Amendment and Zoning By-law Amendment for the property municipally addressed as 109 Park Place. The proposal seeks to amend the Defined Policy Area 'R' designation in the Official Plan to permit residential uses that would facilitate the development of three (3) mixed use buildings at heights ranging from 6 storeys to 16 storeys, with ground floor commercial and a total of 475 residential units.

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.

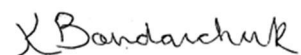
Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included in any future related agreement:

- 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.

Given the continued residential intensification occurring within the City of Barrie, planning staff will continue to assess ongoing growth pressures as they relate to future school site needs. Should you require additional information, please do not hesitate to contact this office.

Sincerely,



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