

March 25, 2019

Barrie Waterfront Development Holdings Inc.
8 Dovercourt Road, Unit 107
Toronto, Ontario
M6J 0B6

Attn: Mr. Gary Silverberg

Re: Record of Site Condition Requirements
39, 41, 43, 45A, 47, 49, 55, 57, 59, 67 Dunlop Street West, and 32, 33, 35, 37 Mary Street,
Barrie, Ontario

Safetech Environmental Limited (SEL) is pleased to present Barrie Waterfront Development Holdings Inc. (the 'Client') with the following letter outlining the inferred Record of Site Condition (RSC) filing requirements for the proposed development of the properties located at 39, 41, 43, 45A, 47, 49, 55, 57, 59, 67 Dunlop Street West, and 32, 33, 35, 37 Mary Street, in Barrie, Ontario, herein referred to as the 'Site'.

The Site consisted of a block of commercial and residential properties between Maple Avenue and Mary Street, south of Dunlop Street West and north of the Barrie GO Station. The main building in the block (55-57 Dunlop Street West) was used as a cinema theatre. Surrounding the theatre were smaller shops including hairdressers, clothing stores, etc. as well as several residential apartment units. The buildings were 1-2 stories high and varied in height. Each of the buildings was constructed independently over time, with the oldest dating back to at least as early as 1946. The majority of the Site appeared to have a basement, however only 6 of the properties provided access to their respective basement section. The Site had a total area of approximately 4,610 square meters (0.46 hectares). The Site is zoned generally as mixed use commercial and residential.

The proposed development of the Site includes demolition of the existing buildings and the erection of two residential towers with underlying ground level and second level commercial space in an overall mixed use commercial and residential capacity (see the attached conceptual Site Plan).

SEL was retained by the Client to perform a Phase I/II Environmental Site Assessment (ESA) for the Site in March - April 2018. The following reports were provided:

- *Phase I Environmental Site Assessment, Dunlop Street West Development Site, Barrie, Ontario, prepared for Misc Inc., dated March 23, 2018.*
- *Phase II Environmental Site Assessment, Dunlop Street West Development Site, Barrie, Ontario, prepared for Misc Inc., dated April 18, 2018.*

The Phase I/II ESA was that the Site was in compliance with Ontario Regulation (O.Reg) 153/04, as amended, 2011 Table 3 Site Condition Standards (SCS) for Residential/Parkland/Institutional Property Use in a non-potable groundwater setting with coarse textured soil (Table 3 SCS).

Since the proposed Site development land use plan is to remain as mixed use commercial and residential, and the Phase II ESA reported compliance with the most sensitive land use (residential) standards (Table 3 SCS), **an RSC filing is not deemed to be required for the proposed development project.**

Please be advised that the findings and conclusions presented pertain strictly to conditions at the time at which the work was completed by Safetech Environmental Ltd. Please also note that any reports are intended to be used together in their entirety and no excerpts may be taken as representative of the overall findings of the assessments.

Environmental conditions may exist which were undetectable given the limited nature of the inquiry SEL was contracted to undertake with respect to the Site. SEL's reports form no more than an opinion of the actual conditions of the Site at the time the Site was assessed and may not be representative of former or future conditions. The Client understands and acknowledges that SEL is not responsible for any activity or environmental impacts that may have occurred on the Site since the reports were prepared or any change in the financial valuation of the property arising from SEL's findings, conclusions, or recommendations.

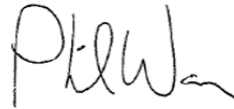
This letter confers upon no other third party the right to rely upon the information contained in the aforementioned report without our express written consent.

Yours truly,

Safetech Environmental Ltd.



Robert Fuller, B.A.Sc., P.Eng.
Environmental Services



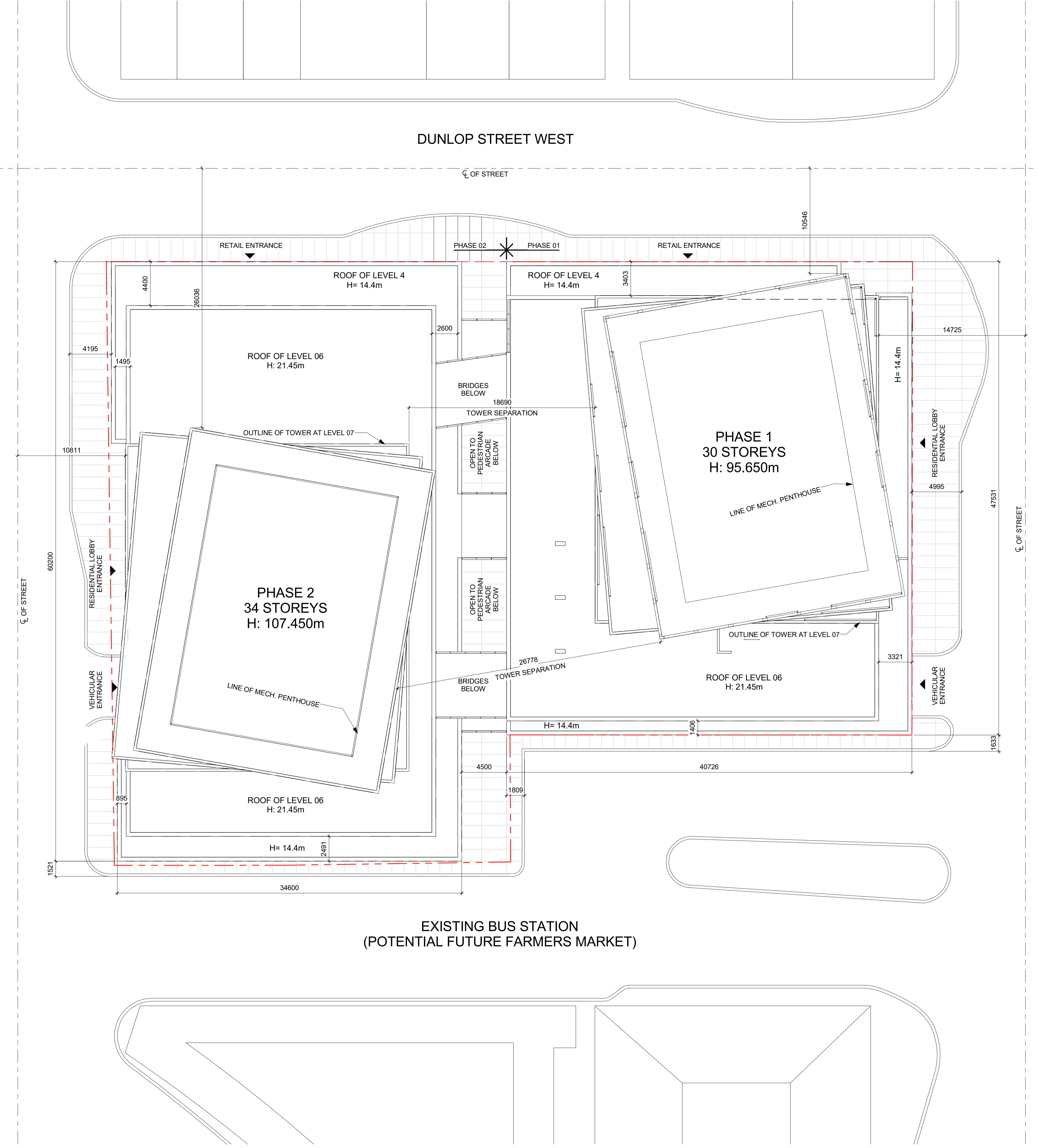
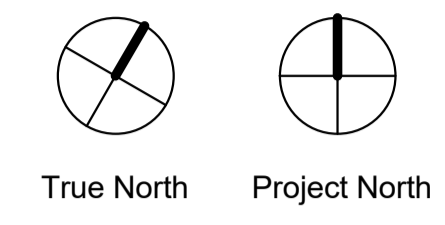
Philip I. Warren, P.Eng (QP), PMP
Manager – Environmental Services



Attachments:

Conceptual Site Plan

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
 2. VERIFY ALL DIMENSIONS.
 3. DO NOT SCALE DRAWINGS.
 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 5. USE THE LATEST REVISED DRAWINGS ONLY.
 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.



Zoning Matrix	Permitted	Proposed
Zoning Category	Central Area Commercial C1-1	Central Area Commercial C1-1
Lot Area	4,348.33 sq.m.	4,348.33 sq.m.
Uses	Commercial, Residential	Commercial, Residential
Front Yard (Dunlop)	-	-
Back Yard	-	-
Side Yard R (Maple)	-	-
Side Yard L (Mary)	-	-
Building Height	45m	Phase 01: 95.650m Phase 02: 107.450m
Lot Coverage	-	*100%
Total Unit Count	-	495
Parking Requirements	1 Parking space/Residential unit, not required for Commercial use	1 Parking space/Residential unit Residential Parking Provided: 495 Non-Res. Parking Provided: 4 Total Parking Provided: 499
Gross Floor Area (total)	600% Lot Area	39,087.67 sq.m. Total Zoning Area (TZA): 39,087.67 sq.m. Residential TZA: 1,643.61 sq.m. Comm./Retail TZA: 37,444.06 sq.m.
F.S.I.	6.0x	8.99x
Landscape Buffer Requirements	continuous, min. width of 3m along side and rear lot lines	Urban streetscape
Loading Spaces	1	4

1 Preconsultation Application Oct.17/2018
No. Issue Date

Oleson Worland
architect

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Toronto, ON
M5V 1H3
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Project
BARRIE TOWERS

Address
55 Dunlop St. W.

Drawing
SITE PLAN

Project number **24601**

Date **Feb. 18, 2019**

Drawn by

Checked by

A0.2

Scale **1 : 200**