

August 19th, 2024

Michelle Banfield
Executive Director of Development Services
City of Barrie
70 Collier Street
Barrie, Ontario, L4M 4T5

ATTN: Tyler Buttler
Planner, Development Services

RE: DIV Development (Barrie) Limited
1080 Lockhart Road, Barrie, Ontario (Part of Lot 20, Concession 11)
Zoning By-Law Amendment and Draft Plan of Subdivision
Pre-Application Review Submission File No.: D28-061-2023

DIV Developments (Barrie) Limited ("DIV") is the registered owner of the property municipally known as 1080 Lockhart Road, located within the City of Barrie (the "Subject Lands"). The Subject Lands are located on the west of 20th Sideroad and comprise the entire block between Mapleview Drive East and Lockhart Road; within the Hewitts Creek Community. We are pleased to submit an application for a Zoning By-Law Amendment and a Draft Plan of Subdivision.

PROPOSED DEVELOPMENT

The Proposed Development is consistent with the City's vision for the Hewitts Creek Community and comprises of a mix of townhouses, semi-detached and single detached homes. In addition, the subdivision includes an extensive Natural Heritage System (NHS) containing Sandy Cove Creek and the required buffers, a neighbourhood park, two parkettes and an elementary school block.

This application follows our previously submitted Pre-Application Review Submission on August 25th, 2023, and re-submitted on May 24th, 2024 (File No. D28-061-2023). The Pre-Application Review Submission was submitted to initiate the process of redeveloping the Subject Lands. The draft plan submitted herein (dated August 14, 2024) has been revised from the August 25th, 2023, submission, as described in this letter. No further comments were received following our May 24th, 2024, submission and as such this Zoning By-Law and Draft Plan of Subdivision is based on that submission.

The revised draft plan as previously discussed is submitted with the use of blocks as opposed to detailed lots. This provides for greater flexibility as we work through product types and house designs. The plan allows for a range of 533-757 single and semi-detached units, 40 street townhouses, 98 rear townhouses, 126 Back-to-Back townhouses, 134 residential units within a medium density block, and a potential 92 units within a future development medium density block. In order to demonstrate, but not restrict potential lotting and phasing of this development, we have included a "Potential Lotting and Phasing Plan" as part of this application.

The plan also includes a future development block (Block 59), with uses and densities for the block to be determined through a future planning application as we work through the archaeological review discussed further in this letter. Overall, the revised draft plan includes a total of approximately 54.4 ha (134 acres) of developable land. The Proposed Development includes the preservation of the existing Natural Heritage Systems (NHS) (Block 66-68), a new neighbourhood park (Block 61), a parkette (Block 62), a tot

lot (Block 63), an elementary school block (Block 60), a pumping station (Block 69) and two stormwater management ponds (Block 64-65).

DRAFT PLAN REVISIONS BASED ON MUNICIPAL FEEDBACK

A few changes were made to the revised draft plan as a response to City comments and archaeological constraints are discussed below.

A. ARCHAEOLOGY

We completed a Stage 3 Archeological Investigation on the northern portion of the Proposed Development ("Block 59"), adjacent to Mapleview Drive East in November 2023, also known as the McDonald Site II. A Draft Stage 3 Report prepared by ARA was received in April 2024 and is in the process of being reviewed by the Engaged First Nation Communities. Once finalized, the report will be reviewed by the Ministry of Citizenship and Multiculturalism (MCM) for approval..

The revised draft Stage 3 report recommends that a Stage 4 excavation is completed and cleared by MCM prior to the archaeological site area being developed with provisions for protection in the meantime. However, after several internal discussions, DIV concluded that in the short-term, the site will be protected until it is feasible to complete the Stage 4 excavations. As such, Block 59 protects the archaeological site and buffer until the Ministry has provided clearance for development to proceed. The Stage 3, once completed and approved by MCM, will be provided to the City

B. STORMWATER MANAGEMENT PONDS

As a result of postponing the archaeological site on this draft plan, the stormwater management pond previously proposed within Block 59 has been relocated and consolidated with the stormwater management pond located south of the channel (Block 64). The consolidated pond absorbs the flows from both Phase 1A and Phase 1B.

In response to comments on the 1st Pre-Submission received from City Staff, both the stormwater management pond south of the central NHS (formerly Block 70) and the LID tank underneath the neighbourhood park (Block 61, formerly Block 64) were removed. The post-development flows for Phase 2 and Phase 3 have been redirected to the stormwater management pond in Block 65.

C. PARKS AND PARKETTES

As a result of comments received from City Parks, the central parkette (Block 62, formerly Block 65) was increased from 0.20 ha to 0.39 ha and relocated to a more central location along Street A. This provides residents in the adjacent vicinity greater access to green space and facilitates maintenance for City Parks' staff.

The revised draft plan continues to provide a parkette (Block 63; envisioned as a tot lot) in the northern portion of the Subject Lands adjacent to the medium density block to provide future residents of the medium density units with an easily accessible amenity space without needing to cross the channel to the larger parks in the southern portion of the Subject Lands. We understand from communications with City Parks representatives that it may not be accepted as parkland dedication. We ask that Parks consider the positive impact that this essential community infrastructure would have on the nearby residents. That said, the amount of parkland dedicated in connection with the development of the Subject Lands exceeds parkland dedication requirements, currently totalled as 2.73ha, where the site is providing 2.82ha of parkland without the 0.11ha for the tot lot. Therefore, the tot lot is not required to fulfill our parkland dedication requirements, but we would continue to suggest it be municipally owned and maintained as a public space.

D. STREET ALIGNMENT

The City of Barrie has also requested that DIV coordinate the draft plan with adjacent landowner to the west regarding boundary grading and road alignments for the proposed east-west roads traversing both DIV and Sandy Cove Estates' lands. After meetings with Sandy Cove Estates, a revised road alignment for Streets A, D, and H were provided, which we believe minimizes impacts on either developments' concept plans. A Master Development Plan has been provided with this submission to illustrate this suggested alignment. We will continue to work with Sandy Cove Estates to ensure a seamless boundary condition between our respective sites. In addition, a private agreement was signed between both parties that allows coordination at detailed design stage for grading.

The Site is constricted by the large central NHS, making it more challenging to normalize the road alignment, utilize the City's preferred right of way sections and make efficient use of the developable land.

E. PUMPING STATION

DIV is working alongside City Staff to advance the design of the Hewitt's Pumping Station. The pumping station is located on the southwest corner of Mapleview Drive East and 20th Sideroad within Block 69. The front-ending principles were approved by Council in May, and we are continuing to work with staff on the Front Ending and DC Credit Agreement. Furthermore, DIV is working with adjacent landowners to discuss appropriate next steps to cost share front-ending the construction of the pumping station and twin forcemains.

F. SUBMISSION MATERIALS

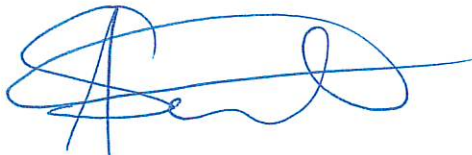
These Zoning By-Law Amendment and Draft Plan of Subdivision applications follow our two previously submitted rounds of Pre-Submission Applications on August 25th, 2023, and May 24th, 2024. Comments for the Pre-Submission application was received on November 13th, 2023. We are pleased to submit the following materials to address these comments and support our application for a Zoning By-Law Amendment and a Draft Plan of Subdivision:

- Zoning By-Law Amendment and Draft Plan of Subdivision Application date August 19th, 2024;
- Comment Response Matrix dated August 19th, 2024;
- Draft Plan of Subdivision prepared by MGP dated March 3rd, 2024;
- Potential Lotting and Phasing Plan prepared by MGP dated August 8th, 2024;
- Draft Zoning By-Law Amendment prepared by MGP dated August 14th, 2024;
- Planning Opinion Report prepared by MGP dated August 23rd, 2023;
- Addendum to Planning Opinion Report prepared by MGP dated August 14th, 2024;
- Draft Public Notice Sign prepared by MGP, dated August 16th 2024;
- Functional Servicing Report prepared by Schaeffers Consulting Engineers dated May 13th, 2024;
- Grading, Servicing and Stormwater Management Plans prepared by Schaeffers Consulting Engineers dated May 13th, 2024;
- Environmental Impact Statement prepared by GeoProcess Research Associates dated May 14th, 2024;
- D4 Landfill Impact Assessment, prepared by Terraprobe, dated September 21st, 2023;

- Environmental Site Assessment – Phase 1 prepared by WSP dated May 13th, 2024;
- Hydrogeological Study prepared by R.J Burnside & Associates Ltd. dated May 15th, 2024;
- Geological Study prepared by Soils Engineers Ltd. dated August 11th, 2023;
- Geological Memo prepared by Soils Engineers Ltd. dated May 10th, 2024;
- Trail Study & Master Plan prepared by MBTW Group dated, May 13th, 2024;
- Park Facility Fit for Blocks 62-63 by MBTW, dated May 2nd, 2024;
- Existing Boundary Survey prepared by Lloyd & Purcell Ltd., dated February 5th, 1988;
- LSRC Checklist dated January 22nd, 2024, and May 13th, 2024; and
- Sandy Cove Creek Re-Alignment Drawing-set by Tatham Engineering Ltd. dated July 11th, 2023;
- Transportation Impact Study prepared by Dillon dated August 21st, 2023;
- Transportation Conformity Review Memo by Dillon dated August 25th, 2023;
- Environmental Memo prepared by GeoProcess Research Associates dated August 23rd, 2023;
- Tree Preservation Plan prepared by GeoProcess Research Associates dated September 20th, 2022;
- Noise Vibration Impact Study prepared by JE Coulters Associates Ltd. dated August 21st, 2023;
- Archaeological Study (Stage 1 & 2) prepared by AMEC Consultancy Ltd. dated June 30th, 2020;
- Letter of Good Standing from the Hewitt's Landowners Group Trustee by Bratty's LLP. dated July 31st, 2023;
- Existing Topography Survey prepared by Lloyd & Purcell Ltd. dated January 15th, 2015;

In our continuing efforts to progress our development, we trust the enclosed materials will be found complete and sufficient. We are committed to working with City staff to see this community come to fruition. If you have any questions or concerns, do not hesitate to contact Madeleine Nelson at mnelson@dorsay.ca or the undersigned. We look forward to continued collaborations with the City of Barrie throughout this process.

Sincerely,



Amanda Santo, M.Pl., MCIP, RPP
Vice President-Development
DIV Development (Barrie) Ltd.

CC. Matt Cory, MGP

Susan Rosenthal, Davies Howe
Hacik Tozcu, Schaeffer Consulting Engineers
Ian Roul, GeoProcess
Doug Green, Dillon
Kevin Holmes, MBTW