

September 28, 2021



Via APLI

Tiffany Thompson
Planner
City of Barrie
70 Collier Street, P.O Box 400
Barrie, ON L4M 4T5

Dear Ms. Thompson,

**Re: Application for Zoning By-law Amendment
108, 116 and 122 Harvie Road – ASA Developments Inc.
Our File: ASA-20533**

On behalf of our client, ASA Development Inc., we are submitting an application for a Zoning By-law Amendment and Plan of Subdivision to permit the redevelopment of existing residential lots located at 108, 116 and 122 Harvie Road. The purpose of the applications are as follows:

- **Zoning By-law Amendment:** This application proposes to rezone the lands from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling First Density Special Provision (RM2-SP XXX), Residential Apartment First Density (RA1-2 SP-XXX) and Residential Single Detached Dwelling Fourth Density Special Provision (R4-SP XXX).
- **Draft Plan of Subdivision:** This application will facilitate 127 residential units consisting of single detached dwellings and two blocks that will permit townhouses and an apartment building. The Plan contains a proposed municipal road (Street 'A'), two medium density blocks, single detached lots, and blocks for road widenings and drainage.

Please find enclosed the following:

A. Administrative

- A1. Authorization letter from 108 Harvie Road.
- A2. Authorization letter from 116 Harvie Road.
- A3. Authorization letter from 122 Harvie Road.
- A4. Completed application for Zoning By-law Amendment.
- A5. Completed application for Plan of Subdivision.
Note: the application fees were previously delivered to Tina Gonneau.
- A6. Draft Zoning By-law Schedule
- A7. Authorization letter from 126 Harvie Road re boundary tree removal.

B. Architectural (ISM Architects)

- B1. Apartment Elevation A300
- B2. Apartment Elevation A301
- B3. Apartment North Elevation.
- B4. Apartment South Elevation.
- B5. Sample Townhouse Block.
- B6. Sample Townhouse Unit.
- B7. Concept Plan Unit Layout.
- B8. Apartment Floor Plan.
- B9. Apartment Rendering #1
- B10. Apartment Rendering #2

C. Reports

- C1. Planning Justification Report prepared by The Jones Consulting Group Ltd.
- C2. Archaeological Report prepared by Yandata.
- C3. Geotechnical Report prepared by Peto MacCallum Ltd.
- C4. Hydrogeological Report prepared by RJ Burnside.
- C5. Scoped Environmental Impact Study prepared by Roots Environmental.
- C6. Noise Study prepared by Bouwmeester and Associates.
- C7. Functional Servicing Report prepared by Pearson Engineering.
- C8. Traffic Impact Study prepared JD Engineering.

D. Plans

- D1. Signed Draft Plan of Subdivision
- D2. Concept Plan prepared by Jones Consulting.
- D3. Shadow Plans prepared by ISM Architects.
- D4. Topographic Survey prepared by Raikes Geomatics Inc.
- D5. Boundary Survey prepared by Raikes Geomatics Inc.
- D6. Northwest Amenity Area Concept Plan prepared by JDB Associates Ltd.
- D7. Tree Inventory and Preservation Plan prepared by JDB Associates Ltd.
- D8. Tree Inventory Details prepared by JDB Associates Ltd.

E. LSRCA Checklists.

E1. LSRCA Civil Checklist prepared by Pearson Engineering.

E2. LSRCA Hydro G Checklist prepared by R.J. Burnside & Associates.

We look forward to the review and circulation of the application and if you have any questions or require additional information, please contact the undersigned.

Sincerely,

THE JONES CONSULTING GROUP LTD.

A handwritten signature in black ink, appearing to be 'RD', written in a cursive style.

Ray Duhamel, M.C.P., MCIP, RPP
Partner

c. ASA Developments Inc. c/o Abdullah Assaf Guirguis