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File: P-3033

December 20, 2022

City of Barrie
Development Planning Department
70 Collier Street
Barrie, Ontario
L4M 4T5

Attn: Michelle Banfield, RPP
Director of Planning and Building Services

RE: Site Plan Application Fifth Submission D14-1702
(Related File No.: D-28-041-2019
Rockap Holdings Inc (c/o Michael Cappuccitti)
136 & 112 Bayfield St., 14 Sophia St. W., 113& 115 Maple Avenue
City of Barrie

Dear Ms. Banfield,

On behalf of our client Rockap Holdings Inc. (c/o Michael Cappuccitti) we are pleased to provide a submission for Site Plan Approval Application for the proposed development of the property municipally known as 136 and 112 Bayfield St., 14 Sophia St. W., and 113 and 115 Maple Avenue.

A pre-consultation submission regarding the proposed development was made on September 13th, 2019, with the pre-consultation meeting alongside City staff occurring on October 23rd, 2019. The first submission was submitted May 11th, 2021, followed by a Neighbourhood Meeting to address first submission comments on August 11, 2020. A third submission was made on July 12, 2022 and Zoning By-law 2022-006 was subsequently passed on January 31, 2022. A fourth submission for Site Plan only was submitted on April 8th, 2022. On August 11th, 2022 the consultant team participated in a call with the Risk Management department to review comments and additional information was provided to the department on August 17th, 2022. The following materials are prepared in response to the Site Plan comments received following the fourth submission.

The subject lands are comprised of three (3) parcels of land that have a total area of approximately 0.88 hectares (2.18 acres) with a total frontage of approximately +/- 112 metres on Bayfield Street, +/- 59 metres on Sophia Street West, and +/- 116 metres on Maple Avenue.

The proposed site plan contemplates three hundred (300) units, of which two hundred and ninety-two (292) units are condominium units within the proposed apartment building, eight (8) of which consist of townhouse units fronting onto Maple Avenue. Two hundred and fifty-eight (258) above ground parking spaces are provided, at a rate of 0.8 spaces per dwelling unit and 1.0 spaces per unit for commercial/1 space per 47.5 m² of commercial ground floor area. A total of 27,168.52 square metres of Gross Floor Area (GFA) is provided, with approximately 451.92 square meters of GFA for commercial uses and the remaining GFA dedicated to residential uses with 368.59 square meters of that as ground floor amenity space.

Given the above and in support of our Fifth submission for Site Plan Approval, please find enclosed the following materials in digital format:

1. Comment Response Matrix, prepared by KLM Planning Partners Inc., dated October, 2022;
2. Full Architectural set containing the detailed Site Plan, Elevations and Coloured Material Board prepared by OneSpace Unlimited Inc. dated August 19, 2022;
3. Traffic Management Plans prepared by JDNorthcote Engineering Inc., dated August, 2022;
4. Updated The Functional Servicing and Stormwater Management Report and Grading and Servicing Plan prepared by TYLin Engineering Ltd. dated October, 2022;
5. Updated Hydrogeological report, Geotechnical Report and Phosphorus Budget, prepared by PGL, dated October 2022;
6. Landscape Package prepared by Mark Setter Associates dated August 17, 2022; and
7. Site Lighting and Photometric Plan prepared by Quasar Consulting Group dated August 28, 2022.

We trust the above provided materials are in order to provide Site Plan Approval endorsement. If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

KLM Planning Partners Inc.



Keith MacKinnon, BA, MCIP, RPP
Partner



Alexandra Krstajic, B.U.R.P.I
Planner II

Cc: Michael Cappuccitti (Rockap Holdings Inc.)