



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: B. CHABOT, PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
D. FRIARY, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT – 124, 180, 228 MCKAY ROAD WEST (WARD 7) (D12-437/D14-1646)

DATE: JUNE 11, 2018

The purpose of this Memorandum is to advise Members of Council of a public meeting for applications for draft plan of subdivision and zoning by-law amendment, submitted by Innovative Planning Solutions Inc. on behalf of H&H Capital Group Ltd. The subject lands are municipally known as 124, 180, and 228 McKay Road West and are approximately 61.1 hectares of land (151 acres). Of the total lands, approximately 34.7 hectares (85.7 acres) are within Phase 1 of the Salem Secondary Plan and are the subject of these applications. The balance of the lands are within Phase 2 of the Salem Secondary Plan and will be considered at a later date, through separate applications. The land is generally located at the northwest corner of the intersection of McKay Road West and Veteran's Drive (Appendix "A" – Site Location Map). These lands are designated Residential Area and Neighbourhood Mixed Use Node in the Salem Secondary Plan. Schedule 8C of the Salem Secondary Plan identifies the location of an elementary school and neighbourhood park within these lands.

The applicant is proposing to amend the zoning of the subject lands from Agricultural General (AG) pursuant to Zoning By-law 054-04 (Innisfil) to Neighbourhood Residential (R5), Neighbourhood Mixed Use (NMU), Institutional Education (I-E), and Open Space (OS) to facilitate the proposed draft plan of subdivision, which includes 839 residential units (low, medium, and high density built forms), one elementary school, and one neighbourhood park (Appendix "B" – Proposed Draft Plan of Subdivision).

Background

The subject applications were deemed to be complete by the City on March 7, 2018. The subject applications were circulated to applicable City departments and external agencies for their review and comment on March 8, 2018. Planning staff are currently working with the applicant, their consultants, and our technical review team through the technical review process. The primary planning and land use matters being considered at this time are:

- The size and configuration of the neighbourhood park block;
- Inclusion and locations of low impact development (LID) measures;
- Lot layout and design; and,
- Proposed built form and density.

In consultation with the Ward Councillor, a neighbourhood meeting was not held as the majority of the surrounding landowners are members of the Salem Landowners' Group and aware of the development proposal. An offer to meet to discuss the applications was made to all four local residents within the vicinity of the application. No residents requested a meeting.



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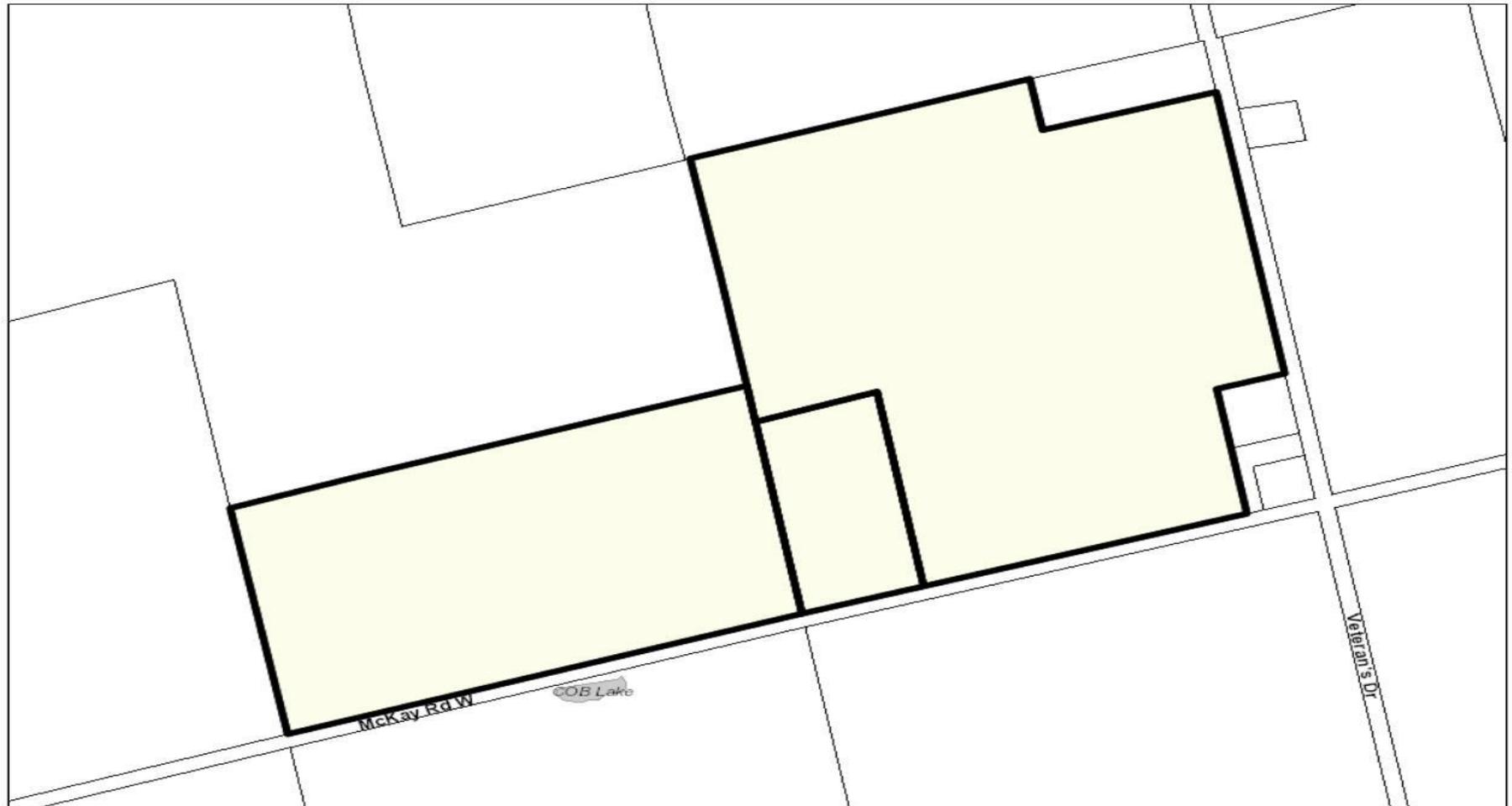


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All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report. Planning staff are targeting Winter 2019 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

If you have any questions, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.

APPENDIX "A" - SITE LOCATION MAP



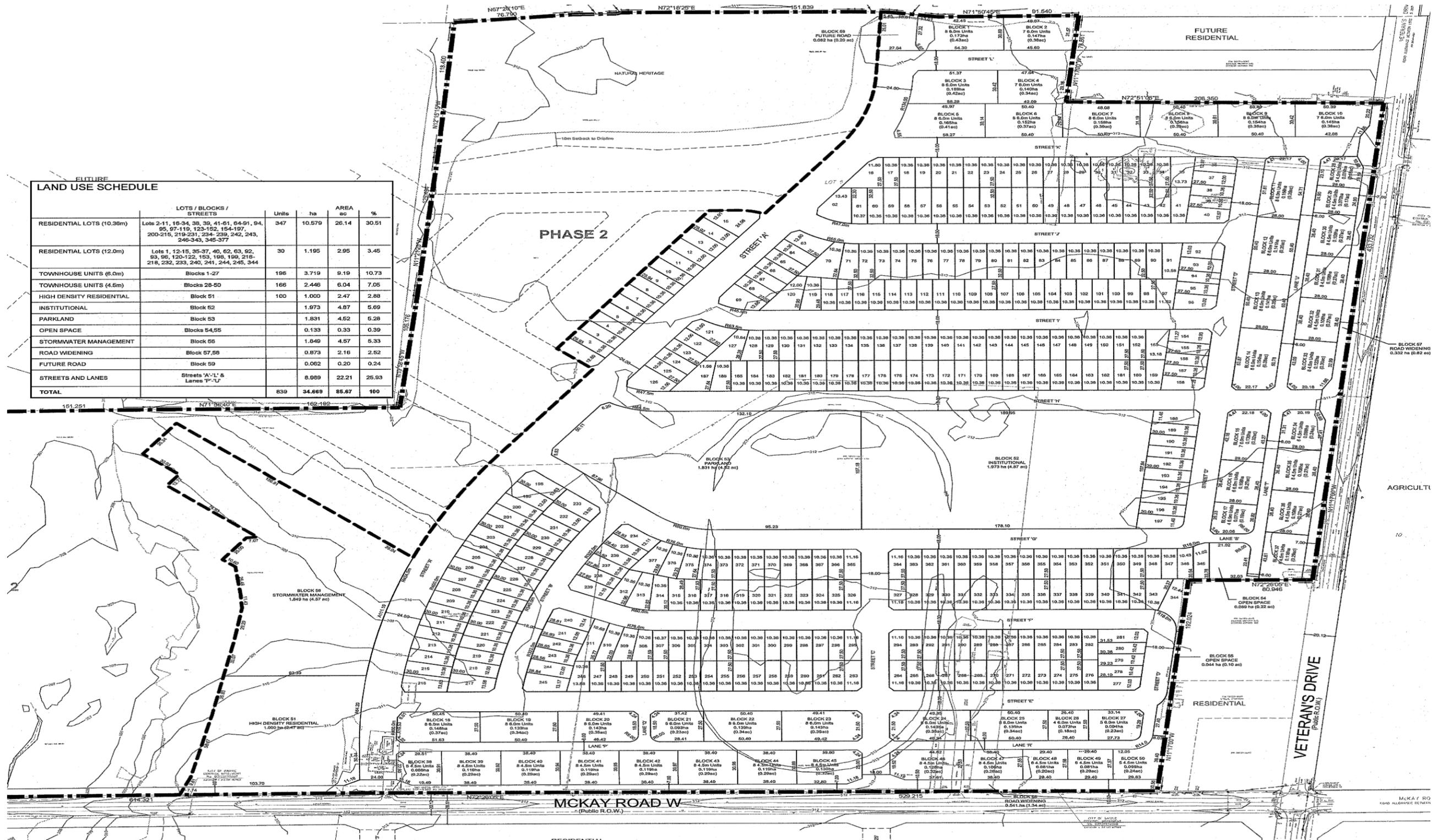
File #: D12-437/D14-1646

Address: 124, 180, 228 McKay Road West

■ SUBJECT PROPERTY



APPENDIX "B" – PROPOSED DRAFT PLAN OF SUBDIVISION



LAND USE SCHEDULE

| | LOTS / BLOCKS / STREETS | Units | ha | AREA ac | % |
|---------------------------|---|------------|---------------|--------------|------------|
| RESIDENTIAL LOTS (10.36m) | Lots 2-11, 16-34, 39, 41-61, 64-91, 94, 95, 97-119, 123-152, 154-197, 200-215, 219-231, 234-239, 242, 243, 246-343, 345-377 | 347 | 10.579 | 26.14 | 30.51 |
| RESIDENTIAL LOTS (12.0m) | Lots 1, 12-15, 35-37, 40, 62, 63, 92, 93, 98, 120-122, 153, 198, 199, 218, 219, 232, 233, 240, 241, 244, 245, 344 | 30 | 1.195 | 2.95 | 3.45 |
| TOWNHOUSE UNITS (6.0m) | Blocks 1-27 | 198 | 3.719 | 9.19 | 10.73 |
| TOWNHOUSE UNITS (4.5m) | Blocks 28-50 | 166 | 2.446 | 6.04 | 7.05 |
| HIGH DENSITY RESIDENTIAL | Block 51 | 100 | 1.000 | 2.47 | 2.88 |
| INSTITUTIONAL | Block 52 | 1 | 1.973 | 4.87 | 5.69 |
| PARKLAND | Block 53 | 1 | 1.831 | 4.52 | 5.28 |
| OPEN SPACE | Blocks 54,55 | 1 | 0.133 | 0.33 | 0.39 |
| STORMWATER MANAGEMENT | Block 56 | 1 | 1.849 | 4.57 | 5.33 |
| ROAD WIDENING | Block 57,58 | 1 | 0.873 | 2.16 | 2.52 |
| FUTURE ROAD | Block 59 | 1 | 0.062 | 0.20 | 0.24 |
| STREETS AND LANES | Streets 'A'-L' & Lanes 'P'-U' | 1 | 8.989 | 22.21 | 25.93 |
| TOTAL | | 839 | 34.669 | 85.67 | 100 |