

**mattamy**HOMES

# **PUBLIC MEETING**

**MATTAMY (LOCKHART) LIMITED**

**620 LOCKHART ROAD**

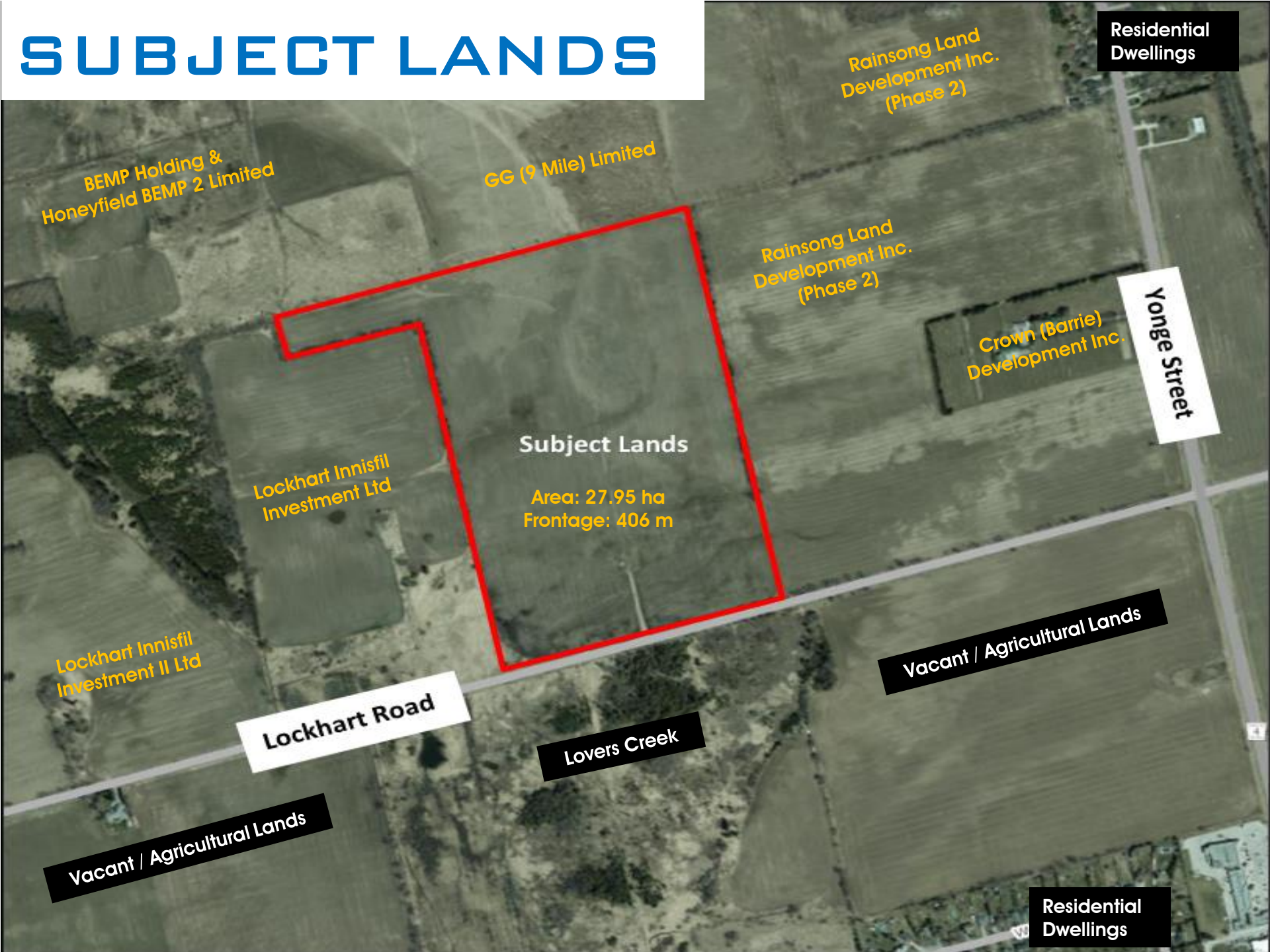
**APPLICATIONS FOR ZONING BY-LAW AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION**

**CITY FILE No. D30-012-2021**

**OCTOBER 26, 2021**

**PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.**

# SUBJECT LANDS



BEMP Holding &  
Honeyfield BEMP 2 Limited

GG (9 Mile) Limited

Rainsong Land  
Development Inc.  
(Phase 2)

Residential  
Dwellings

Rainsong Land  
Development Inc.  
(Phase 2)

Crown (Barrie)  
Development Inc.

Yonge Street

Lockhart Innisfil  
Investment Ltd

Subject Lands

Area: 27.95 ha  
Frontage: 406 m

Lockhart Innisfil  
Investment II Ltd

Lockhart Road

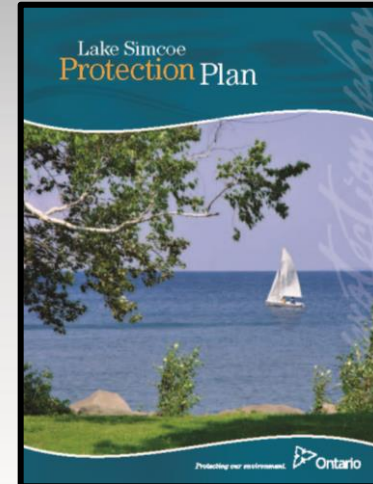
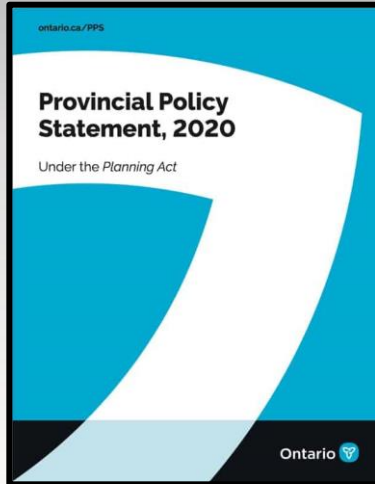
Vacant / Agricultural Lands

Lovers Creek

Vacant / Agricultural Lands

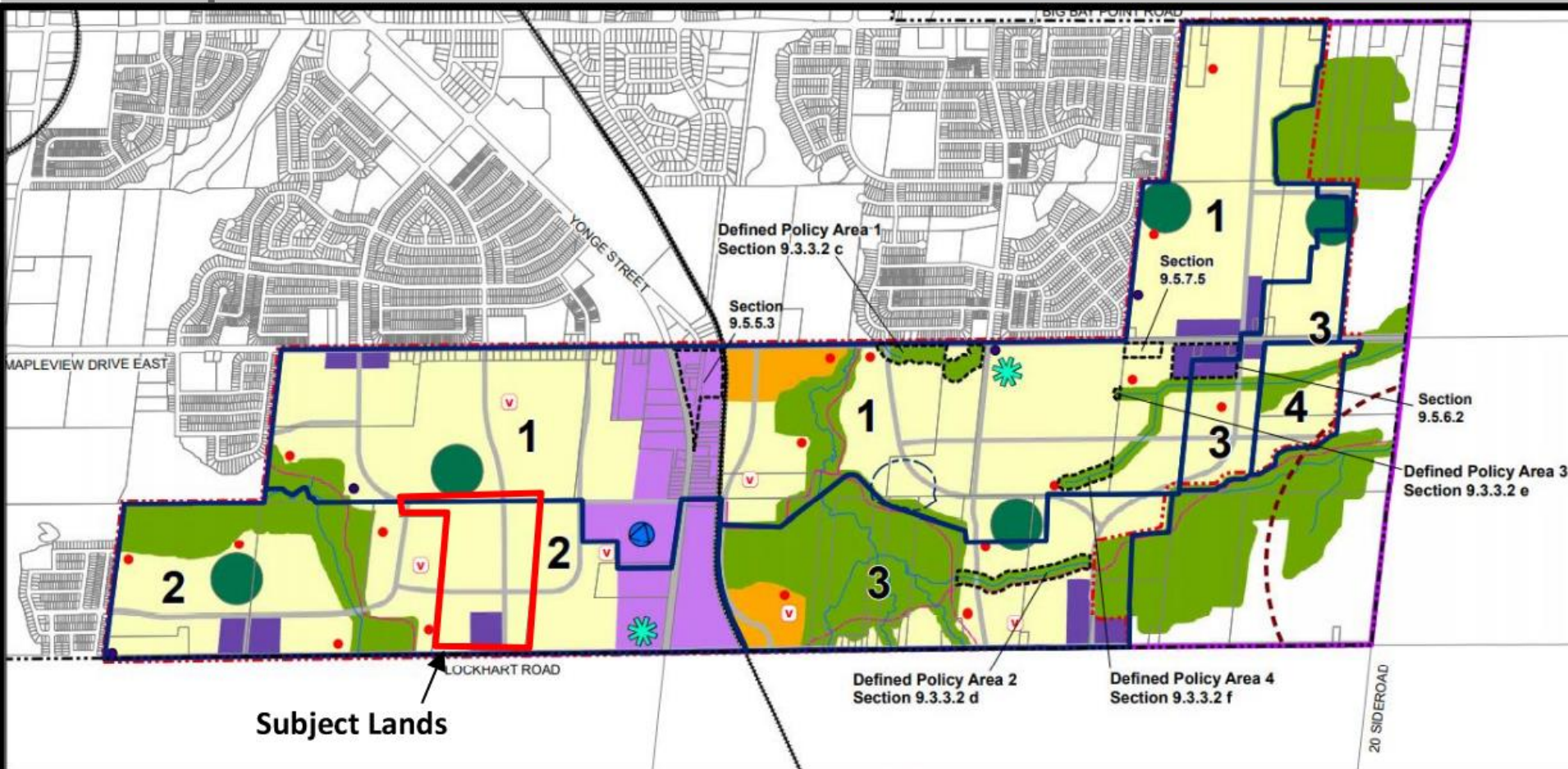
Residential  
Dwellings

# PPS, GROWTH PLAN & LSPP



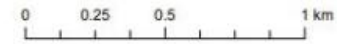
- Compact development that efficiently uses land.
- Optimizes existing infrastructure.
- Range and mixture of housing types and land uses.
- Meets prescribed density targets.
- Protection of key natural heritage features
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.

# HEWITT'S SECONDARY PLAN



**Subject Lands**

- City Boundary
- Secondary Plan Boundary
- Settlement Area Boundary
- Phase Boundary
- Existing Parcel Fabric
- Railway
- Stream
- Existing and Proposed Roads
- Pathway System
- Geotechnical Study Area
- Waste Disposal Assessment Area
- Stormwater Management Facility
- Stormwater Management Facility (Optional)
- Natural Heritage System
- Residential Area
- Med/High Density Residential Area
- Yonge Street Mixed Use Corridor
- Neighbourhood Mixed Use Node
- Special Rural Area
- Defined Policy Area
- Secondary School
- Recreation Centre/Community Park/School
- School/Neighbourhood Park Area
- Village Square



Schedule 9E  
Development Phases  
City of Barrie  
Hewitt's Secondary Plan

November 2016

# HEWITT'S MASTER PLAN

## LEGEND

Secondary Plan Boundary	Railway	Yonge Mixed Use Corridor	Recreation Centre/Community Park/School
Settlement Area Boundary	Natural Heritage System	Neighbourhood Mixed Use Node	Village Square
Potential Floodline Boundary	Residential Area	Neighbourhood Park Area	Stormwater Management Facility
Existing and Proposed Roads	Med / High Density Residential Area	School	Special Rural Area

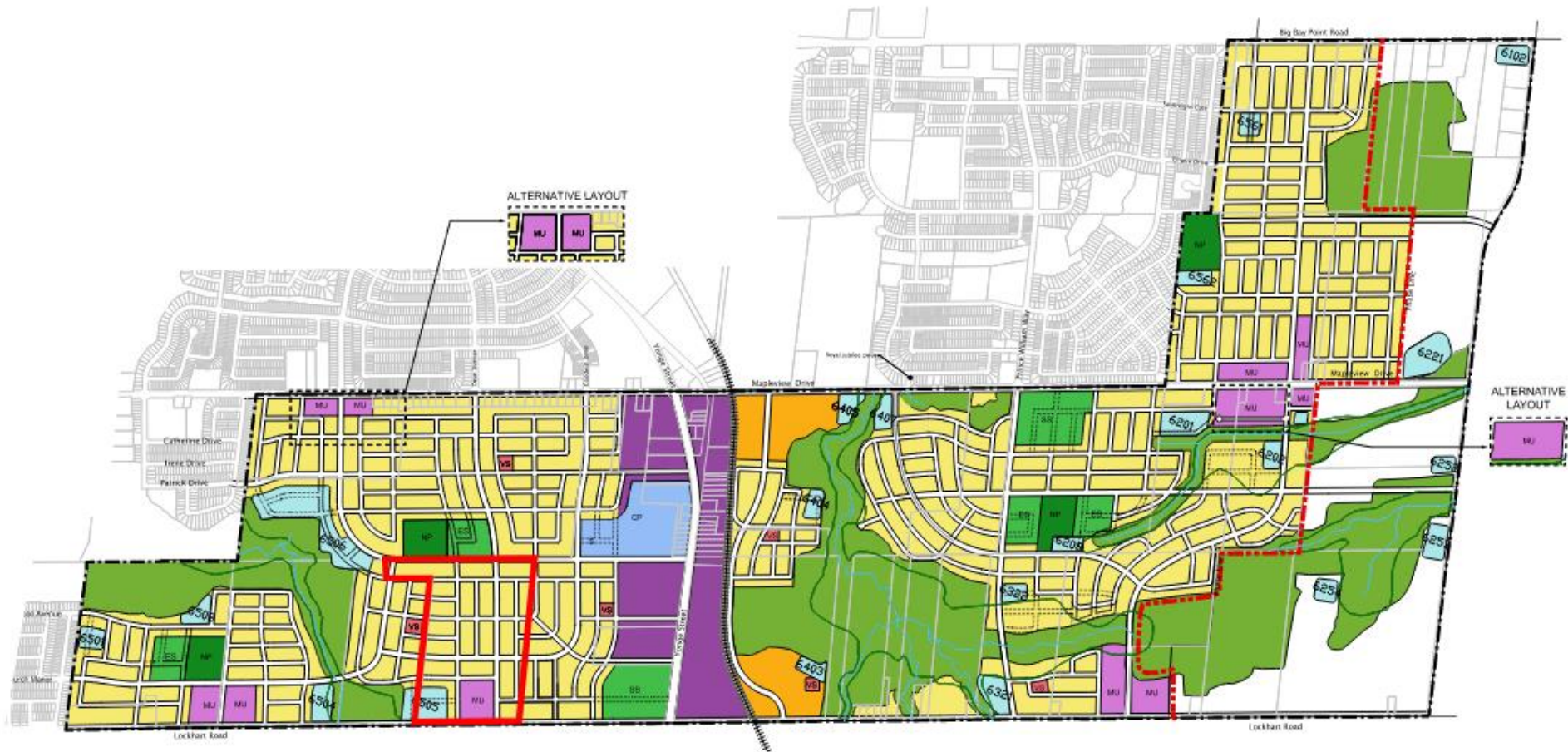
## APPENDIX 9B

### HEWITT'S SECONDARY PLAN - MASTER PLAN

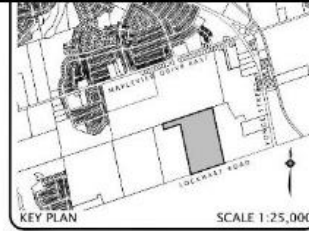
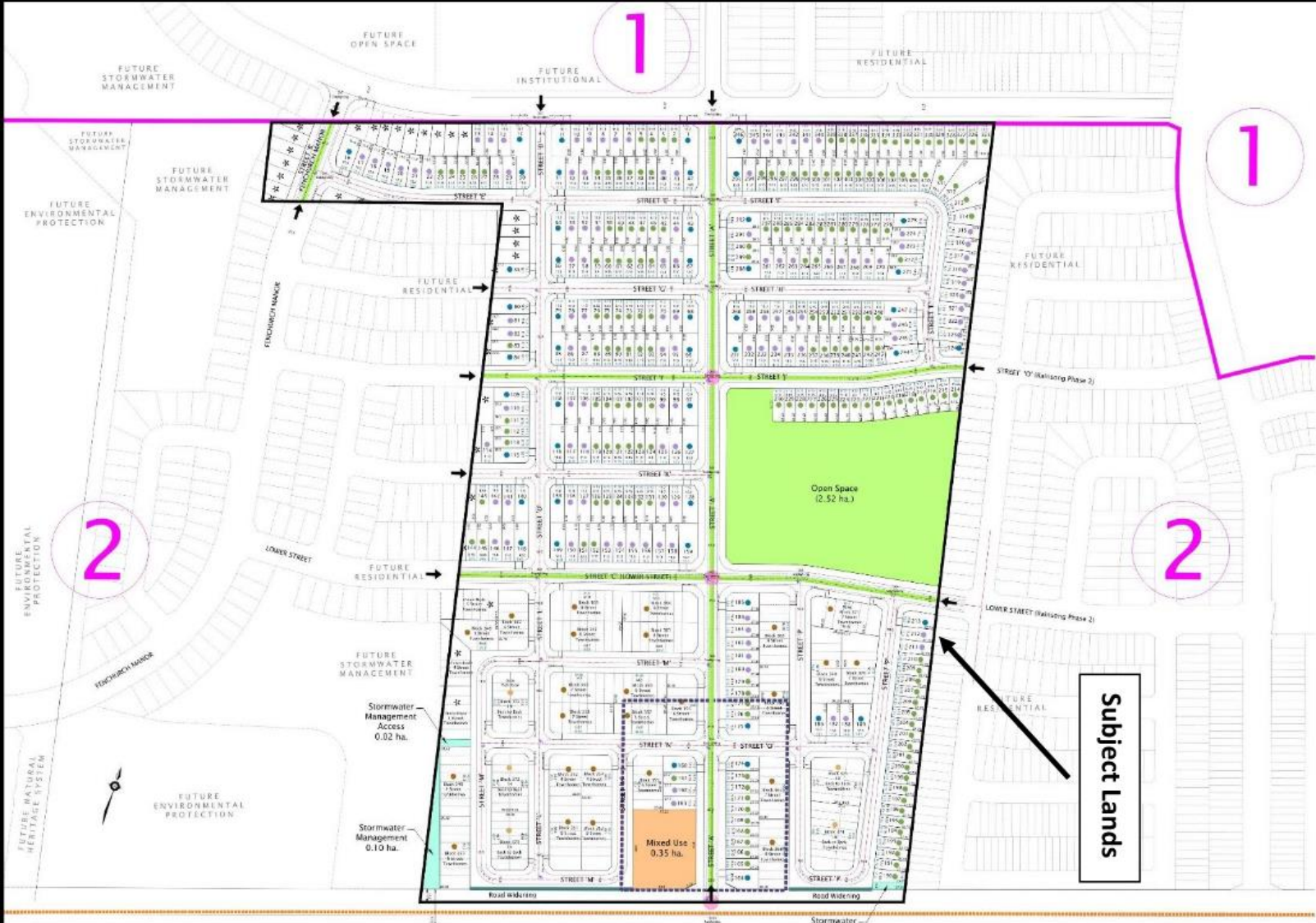
APRIL 2014



The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.



# APPROVED CONFORMITY PLAN



## Conformity Review Plan 620 Lockhart Road, Barrie Mattamy Homes Canada 2021

- Subject Lands (Boundary is subject to confirmation by an Ontario Land Surveyor, areas are approximate)
  - Total Site Area: 27.94 ha.
  - Net Developable: 27.54 ha.
- City of Barrie Phasing Line
- City of Barrie Settlement Area Boundary (2031)
- Entrance Location
- Mixed Use (Proposed) (MMU) (0.35 ha.)
- Mixed Use as per City of Barrie Secondary Plan (2.20 ha.)
- Stormwater Management Ponds/Drainage (0.14 ha.)
- Open Space (2.52 ha.)
- Enhanced Landscaping & Dual Sidewalks
- Enhanced Window Sill
- Key Intersections (Enhanced treatments)
- Parcels with this symbol are Partial Lots/Blocks.

- NOTES
1. All dimensions are taken as to the face of the building.
  2. Block dimensions are taken as to the face of the building. Block dimensions are not to be used for the purpose of determining lot dimensions.
  3. Certain lot dimensions are in accordance with the City of Barrie Transportation Design Manual:
    - 5.0m Clearance for 4.0m Overhead (Public Street/Highway)
    - 5.0m Clearance for 3.8m Overhead (Private Street/Highway and Block W Back Lot)
  4. All building footprints (MMU) units are required to have 1.0m of Street Frontage. Block lots are not required to conform to this standard.

Subcategory	No. of Units	Total Area (ha)	Lot/Block Features
Mixed Use (Proposed)	100	0.35	100
Mixed Use as per City of Barrie Secondary Plan	40	2.20	40
Stormwater Management Ponds/Drainage	1	0.14	1
Open Space	170	2.52	170
Enhanced Landscaping & Dual Sidewalks	170	2.52	170
Enhanced Window Sill	170	2.52	170
Key Intersections (Enhanced treatments)	1	0.14	1
Parcels with this symbol are Partial Lots/Blocks	170	2.52	170
<b>TOTAL</b>	<b>381</b>	<b>27.54</b>	<b>381</b>

Block Dimensions: High Collector Road 27.0m - STREET W (Backback Block) Main Collector Road 26.0m - STREET W and STREET K (Queen Street) Local Road 1.0m - STREET W, STREET Y



MATTAMY HOMES CANADA  
- LOCKHART -  
CONFORMITY REVIEW PLAN

Date Issued: MAY 5, 2021  
 Checked By: RD  
 Project No.: MAT-20542  
 Drawn By: M.C.R.  
 Drawing Name: MAT-20542 CP 6.dwg



DATE	SCHEDULE OF REVISIONS	DRAWN

# SUPPORTING INFORMATION

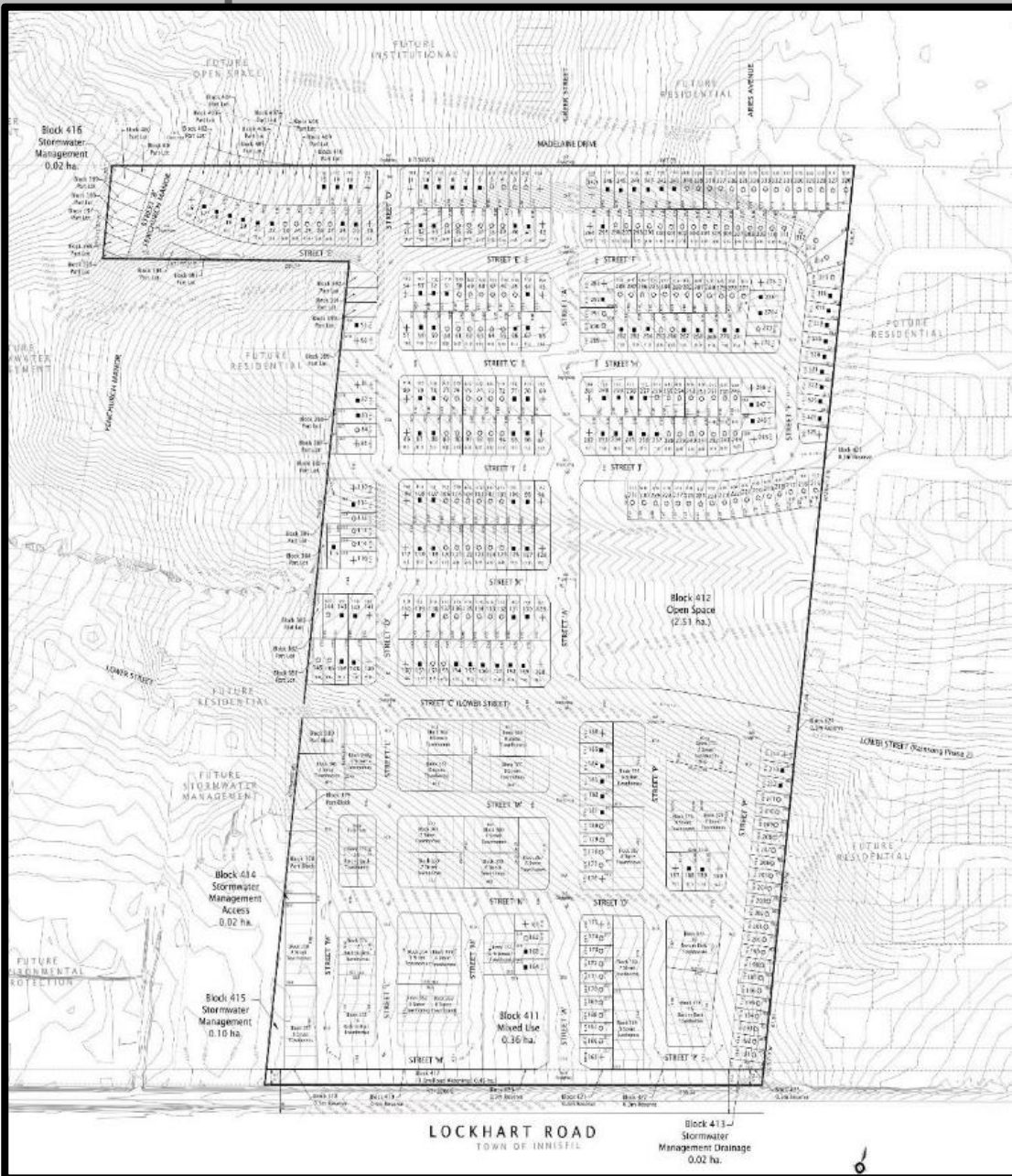
## REPORTS:

- Planning Justification Report (Jones Consulting)
- Functional Servicing & Stormwater Management Report (R.J. Burnside & Assoc.)
- Traffic Impact Study (JD Northcote Engineering Inc.)
- Archaeological Reports (Amick Consultants limited)
- Phase 2 Environmental Site Assessment Report (DS Consultants Ltd.)
- Hydrogeological Assessment (R.J. Burnside & Assoc.)
- Environmental Noise Assessment (YCA Engineering Ltd.)

## PLANS:

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Tree Inventory & Removals Plan (R.J. Burnside)

# DRAFT PLAN OF SUBDIVISION



Residential Uses	
Unit Type	No. of Residential Uses
11.0 metre Singles	113
11.0 metre Singles (end unit)	49
9.15 metre Singles	185
Street Townhouses	172
Back-to-Back Townhomes	66
Part Lots/Blocks	28
Other Land Uses	
Open Space	-
Mixed Use	-
Stormwater Management	-
Roads & Road Widening	-
<b>TOTAL</b>	<b>613</b>

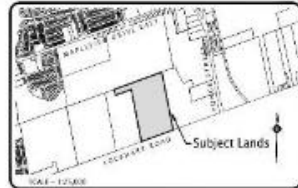
**TOTAL AREA = 27.95 HA.**

**UNITS PER NET HECTARE**

- LOW DENSITY = 30 UPH
- MEDIUM DENSITY = 50 UPH



# PEDESTRIAN CIRCULATION PLAN



**Pedestrian Circulation Plan**  
620 Lockhart Road, Barrie  
Mattamy Homes Canada  
2021

- Legend**
- Draft Plan Boundary
  - Single Sided Sidewalk
  - Double Sided Sidewalk
  - Conceptual Pathway System
  - Potential Transit System Route
  - ★ Potential Pathway Connection
  - Key Pedestrian Intersections



MATTAMY HOMES CANADA - LOCKHART  
BARRIE, ONTARIO

**PEDESTRIAN CIRCULATION PLAN**

	Date Issued:	June 7, 2021
	Checked by:	ED
	Project No.:	MAT-20542
	Drawn by:	PLG
	Drawings Name:	MAT-20542-702-1.dwg

# SINGLE DETACHED CONCEPTUAL RENDERINGS



# TOWNHOUSE CONCEPTUAL RENDERINGS

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## STREET TOWNHOUSES



## BACK-TO-BACK TOWNHOUSES



# PROPOSED ZONING BY-LAW



## PROPOSED ZONES

### Neighbourhood Residential (R5)

- Single Detached, Street Townhouses

### Neighbourhood Multiple Residential (RM3)

- Back-to-Back Townhouses

### Neighbourhood Mixed Use (NMU)

- Commercial and/or Medium Density Residential

### Open Space (OS)

- Community Park