
TO: PLANNING COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT – 969, 979 AND 989 MAPLEVIEW DRIVE EAST (SANDY CREEK ESTATES INC.)

WARD: 10

PREPARED BY AND KEY CONTACT: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by MHBC Planning Inc., on behalf of Sandy Creek Estates Inc., to rezone lands legally described as Part Lot 19, Concession 11 former Innisfil, being Parts 1 and 2, Plan 51R-35048, and Part 1, Plan 51R-11231, City of Barrie, municipally known as 969, 979 and 989 Mapleview Drive East from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP), attached as Appendix "A" to Staff Report DEV034-22 be approved.
2. That the following Special Provisions for the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone be referenced in the site specific zoning by-law:
 - a) Private roads and a storm pond are permitted uses in the NMU (SP-XXX) zone;
 - b) Where a lot has multiple frontages, "Lot Line, Front" shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road;
 - c) The provision (Section 5.4.3.2) that requires front yards to be fully paved and seamlessly connected with an abutting sidewalk shall not apply to lands zoned as NMU (SP-XXX) with the exception of the units fronting on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk;
 - d) The provision (Table 14.6.2) that permits a minimum front yard setback of 0 metres, and a maximum of 50% of the frontage to have buildings within 5 metres of the front lot line except on corner lots where the cumulative lot front and exterior lot line, shall not apply to lands zoned as NMU (SP-XXX), with the exception of provisions as modified for those units on Mapleview Drive East, which shall be 2 metres and the maximum setback shall be 5 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 metre and no maximum applies;
 - e) Balconies are permitted to be setback a minimum of 1 metre from any private road, whereas 1.5 metres is the minimum permitted in the NMU zone; and

- f) General provisions to facilitate implementation of the zoning by-law including that the subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.
3. No written and oral submissions were received from the public relating to this application. Comments from technical staff and our partner agencies have been taken into consideration as part of the deliberations and final recommendations related to the approval of the application as amended and identified within Staff Report DEV034-22.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law.

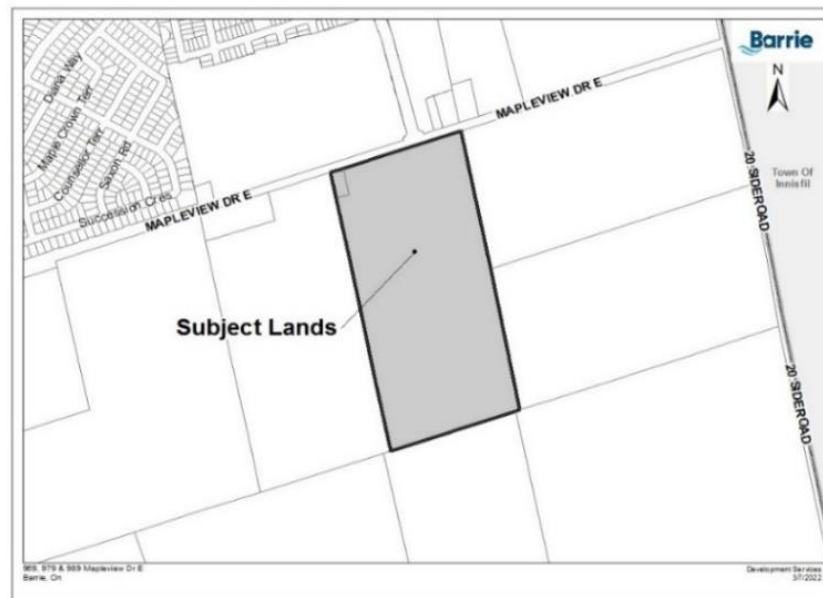
PURPOSE & BACKGROUND

Report Overview

5. The purpose of this memorandum is to recommend approval of an application for a Zoning By-law Amendment submitted by MHBC Planning Inc. on behalf of Sandy Creek Estates Inc. for lands known municipally as 969, 979 and 989 Mapleview Drive East.
6. The proposed Zoning By-law Amendment seeks to rezone a portion of the lands from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP). The lands currently being considered for development are identified as being within a 'Neighbourhood Mixed Use Node' in the Hewitt's Secondary Plan Area.
7. The zoning will implement the proposed Draft Plan of Subdivision to create the blocks to facilitate the development of mixed use (30 ground floor commercial, 60 apartments) fronting on Mapleview Drive East, 73 townhouses, a stormwater management pond, with the remaining property identified for future development. The Draft Plan of Subdivision is attached as Appendix "B" to Staff Report DEV034-22.
8. This report reviews the zoning by-law amendment application based on conformity with Provincial and City planning policies, as well as provides an overview of comments received through the technical review and public engagement processes. Staff have determined that the application has regard for matters of provincial interest as outlined in the *Planning Act*, are consistent with the Provincial Policy Statement (2020) and conform to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010). As such, this application is being recommended for approval.

Site and Location

9. The subject lands lands legally described as Part Lot 19, Concession 11 former Innisfil, being Parts 1 and 2, Plan 51R-35048, and Part 1, Plan 51R-11231, City of Barrie, municipally known as 969, 979 and 989 Mapleview Drive East.
10. The lands are approximately twenty (20) hectares in size, rectangular in shape and are located on the south side of Mapleview Drive East both east and west of the future Terry Fox Drive extension. The lands are located within the Hewitt's Secondary Plan Area.
11. The existing land uses surrounding the subject property include future mixed use and residential development, and the Natural Heritage System. Key map below:



Existing Policy

12. The Official Plan includes the Hewitt's Secondary Plan and designates the subject property as 'Residential Area,' 'Neighbourhood Mixed Use Node,' and 'Natural Heritage System,' with provision for a Stormwater Management Facility, on Schedule 9C, and includes it within Phase 1 (see Appendix "C" – Hewitt's Secondary Plan Phasing). The subject parcel is currently zoned 'Agricultural General' (AG) pursuant to the Town of Innisfil Zoning By-law 054-04.
13. The proposed Zoning By-law Amendment application is required to implement the land use framework of the Hewitt's Secondary Plan.

Background Studies

14. In support of the application, the following reports were submitted. Copies of the submission material, and as updated through the review process, is available online on the City's Proposed Developments webpage under [Ward 10 – 969, 979 & 989 Mapleview Drive East](#).
 - a) Planning Justification Report, Context Plan, Block Plan (MHBC Planning Inc., Feb. 4, 2022)
 - b) Concept Site Plan (Hunt Design Associates Inc., January 2022 / August 2022)
 - c) Urban Design Report (MHBC Planning Inc., February 2022)
 - d) Affordable Housing Report (urbanMetrics Inc., February 4, 2022)
 - e) Commercial Market Study (urbanMetrics Inc., February 3, 2022)
 - f) Energy Conservation Report (A&J Energy Consultants, January 31, 2022)
 - g) Geotechnical Brief (Soil Engineers Ltd., January 26, 2022)
 - h) Soil Investigation Report (Soil Engineers Ltd., December 2006)
 - i) Natural Heritage Evaluation (Azimuth Environmental Consulting Inc., February 2022 / Update October 2022)
 - j) Hydrogeological Assessment (Azimuth Environmental Consulting Inc., February 2022)
 - k) Functional Servicing and Stormwater Management Report (Tatham Engineering, February 4, 2022)
 - l) Traffic Impact Study (Tatham Engineering, February 4, 2022)
 - m) Noise Feasibility Study (HGC Engineering, February 4, 2022)

- n) Preliminary Grading, Site Servicing (Tatham Engineering, August 5, 2022)
- o) Proposed Draft Plan of Subdivision (Tatham Engineering, July 12, 2022)
- p) Tree Inventory and Assessment (Azimuth Environmental Consulting Inc., June 15, 2021)
- q) Tree Preservation Plan (Envision-Tatham, September 19, 2022)
- r) Landscape Concept Plan (Envision-Tatham, September 15, 2022)
- s) Stage 1-2 Archaeological Assessment (Amick Consultants Ltd., June 28, 2021)

Public Consultation

A Statutory Public Meeting was held on April 12, 2022, to present the subject application and Draft Plan of Subdivision to Planning Committee and the public. No verbal or written submissions were received from the public regarding these applications. A Neighbourhood Meeting was not held for this project due to the limited number of properties within the 240 metres circulation radius. The surrounding property owners are also party to the Hewitt's Secondary Plan Landowners Group and are therefore aware of the project.

Department and Agency Comments

- 15. The subject application was circulated to staff in various departments and to external agencies for review and comment.
- 16. The **Lake Simcoe Region Conservation Authority (LSRCA)** provided comment that they have no objection to the approval of the proposed Zoning By-law Amendment. The required information with respect to the Natural Heritage review has been provided and the LSRCA will address technical review comments through detailed design and the Draft Plan of Subdivision conditions.
- 17. **Development Services – Addressing** staff noted no concerns with the application and provided direction on future street naming and numbering processes.
- 18. **Development Services – Approvals** staff noted no concern with the proposed rezoning and indicated the application adequately demonstrates that the proposal is in conformity with the overall master development plans for the area and that the development can be provided with the required municipal servicing when the overall area, and adjacent lands are developed. The owner shall be responsible for the provision of all works and services, including connection to the existing municipal services, in accordance with current City of Barrie development standards and policies, and to the satisfaction of the municipality.
- 19. **Development Services – Parks Planning** raised concern with the minimal setbacks being requested from Mapleview Drive East. However, the current NMU zoning standards permit a 0 metre setback for 50% of the frontage with the remaining 50% at 5 metres, which has been increased to a minimum of 2 metres and maximum of 5 metres by site specific provision if approved. In addition, the required 3 metre landscaped buffer area would only apply to mixed use adjacent to walk-up apartments and is therefore not applicable. Staff will coordinate with the project team regarding the ability to meet the objectives of the landscape requests through the Site Plan Control process for the proposed development. Discussion regarding the appropriate treatment of the stormwater management block and walkway connection to the adjacent development (953 Mapleview Drive East, D30-015-2021) is ongoing.
- 20. **Development Services - Transportation Planning** have identified that a 9.0 metres dedication is required along the entire frontage of Mapleview Drive East with the associated daylighting triangles at all intersections. These will be confirmed and dedicated to the City through the Draft Plan of Subdivision process. In addition, an east/west connection is required from Terry Fox Drive to the lands to the east and the owner/applicant is required to ensure this proposed connection location is coordinated with any proposed draft plan of subdivisions in consultation with the Hewitt's Landowners Group.

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21. The **Infrastructure Department - Water Operations Branch** staff noted that all proposed water servicing is to be designed to the standards of the City of Barrie Water Transmission & Distribution Policies and Guidelines. Further review and comment will be provided at detailed design submission.
 22. The City's **Fire and Emergency Services Department** indicated no concerns with the proposed rezoning, and noted that if development occurs in phases, the phasing plan will require their approval. A fire break plan will also be required for this development, to be addressed through the Draft Plan of Subdivision process.
 23. The City's **Finance Department** provided applicable development charges/fees associated with the future development of this site.
 24. **Transit** staff have no concerns with the proposed rezoning and provided design requirements for the location of transit stops within the proposed development.
 25. **Environmental Sustainability (Business Performance and Environmental Sustainability)** provided comments indicating that municipal collection can be considered for the townhouse units. The current concept, attached as Appendix "B" to Staff Report DEV034-22, does include centralized waste management designed to meet the requirements for municipally provided multi-residential collection services for the future medium density development. Design details for providing this service will be confirmed through the Site Plan Control process.
 26. **Environmental Compliance (Business Performance and Environmental Sustainability)** staff provided comments on the use of erosions and sediment controls, temporary dewatering, discharge of water, and fill management. These matters will be addressed through the Draft Plan of Subdivision process. A Site Alteration Permit, Discharge Agreement, Fill Management Plan, and Spill Contingency Plan will be required.
 27. **Environmental Risk Management (Business Performance and Environmental Sustainability)** staff have advised that the site is located within a Highly Vulnerable Aquifer, a Significant Groundwater Recharge Area and is in the 250 metre buffer of a site flagged with suspected contaminants. Additional analysis of the technical details for site development, with particular regard to deep drilling and foundation design, and well decommissioning will be required to be addressed through the Draft Plan of Subdivision and Site Plan Control application processes.
 28. **Alectra Utilities, Bell Canada and Canada Post** provided comments indicating no objection to the application and outlined their standard requirements.
 29. The **Simcoe Muskoka Catholic District School Board** and **Simcoe County District School Board** provided comments indicating no concerns to the proposed rezoning and provided their standard conditions for the purchase and sales agreement, implemented through the Draft Plan of Subdivision.

ANALYSIS

Policy Planning Framework

30. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

31. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>
32. The proposed development is consistent with this legislation in that it is located within the settlement area of Barrie; will utilize planned and available infrastructure (sewage, water, and waste management systems) and public service facilities such as transit and schools; provides for a mix of uses to contribute social and commercial services to neighbourhood, and a compact form of development that minimizes impacts to climate change.

Provincial Policy Statement (2020) (PPS)

33. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
34. The PPS contains policies that state new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e., transit) to accommodate projected needs. The subject lands are within the settlement area boundary and in a preplanned secondary planning area intended for a mix of uses and residential built form that provides a variety of housing options.
35. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended

36. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

37. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
38. Section 2.2.7 of the Growth Plan requires that all new development taking place in designated greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 50 residents and jobs combined per hectare.
39. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure, including the City's transit service. The proposal provides a density of approximately 87.6 persons and jobs per developable hectare which exceeds the minimum requirements of the Growth Plan. The proposal provides alternative housing options through the provision a variety townhouse dwelling types, apartment units as part of the mixed use buildings, and employment opportunities to support the achievement of a complete community.
40. Although not included in detail, staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

Lake Simcoe Protection Plan (LSPP)

41. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA has confirmed that the proposal meets the definition of major development as defined by the LSPP and have provided comments noting that they do not have any objections to the approval of the rezoning application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

City of Barrie Official Plan (OP)

42. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The OP can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>
43. There are several policies in the Official Plan that generally support the proposed development. Section 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
44. Section 2.3 (g) of the Official Plan identifies that mixed land uses, and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan. The proposed development is consistent with this policy as the proposed units are a mix of both ground related

multiple unit townhouse blocks and apartments, with the addition of ground floor commercial uses in the 'Neighbourhood Mixed Use' node, utilizes existing and planned infrastructure and services, and would support the use of public transit.

45. The policies in Section 3.1.2.2 address staging and phasing of development, including policies that promote orderly development of lands and services, prioritize the approval of development applications adjacent to existing development, and contain blocks intended for multiple unit development. The proposed development is consistent with these policies and is contingent on the development and servicing of the adjacent lands.
46. Policies 3.3.2.1(a), (b), and (g) encourages a varied selection of housing types regarding size, density, and tenure, the support of programs and policies encouraging a wide range of housing opportunities including rental housing and directs new residential development to be at densities that are consistent with the Official Plan. This proposal conforms to these policies as the applicant is proposing a mix of housing types, which include a variety of townhouse units and apartments as part of mixed use buildings. Housing types such as townhouse units and apartments are considered more attainable forms of housing than single detached dwelling units.
47. Section 3.3.2.2 identifies a goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criteria for affordable housing is identified as the least expensive of:
 - Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low- and moderate-income households; or,
 - A Housing unit for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, as noted above the applicant has included more attainable forms of housing such as townhouse units and apartment units in the mixed use blocks, as a means of increasing housing options in the area.

Hewitt's Secondary Plan

48. The Hewitt's Secondary Plan establishes a detailed planning framework for the future urban development of the Hewitt's Secondary Plan Area. The Hewitt's Secondary Plan Area is comprised of five residential districts and the Yonge Street mixed use corridor. The Hewitt's Secondary Plan can be found in its entirety here: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>
49. Policy 9.2.4.3 identifies that Mixed Use Nodes and Corridors are the most urban component of the Hewitt's Secondary Plan area providing for the densest development and highest order of activities including medium and high density residential, retail and service commercial, business, live-work, institutional and cultural uses. The proposal conforms to this policy by proposing to rezone the lands within this designation to 'Neighbourhood Mixed Use' (NMU) and 'Neighbourhood Multiple Residential' (R5) which will permit as-of-right a range of medium and high density uses, as well as commercial uses, to service the community and contribute to the planned mixed use streetscape along Maplevue Drive East and framing the intersection of Terry Fox Drive.
50. Policy 9.2.4.4 identifies that lands designated Residential Area permit a range of low and medium density residential uses which will be predominantly ground related development. It also identifies that residential areas be organized so that residents are generally within a five (5) minute walk of

park facilities. The proposal conforms to this policy as the development provides for street townhouse units fronting on a public street with future connection to the east, a mix of land uses and passive recreational space associated with the stormwater management block and natural heritage system.

51. Policy 9.2.8 identifies that the average density for population and employment for the Hewitt's and Salem Secondary Plan Areas is 50 persons and jobs per hectare for both the developable plan areas combined. The proposal conforms to this policy as the development provides a density of approximately 87.6 persons and jobs per developable hectare with 133 residential units and 30 ground floor street fronting mixed use units.
52. In accordance with Section 9.3.8 of the Hewitt's Secondary Plan, the natural heritage system lands identified as Block 7 on the Draft Plan of Subdivision attached to Staff Report DEV034-22 as Appendix "C" are intended to be zoned Environmental Protection (EP) will be conveyed to the City. This will occur through the Draft Plan of Subdivision process.
53. Policies 9.6.4 and 9.6.5 require that all new urban development in the Hewitt's Secondary Plan Area shall be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 9.7.3.2 of the Hewitt's Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City shall be satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services – Approvals and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements/extensions would be adequately addressed at the time of detailed design should Council approve the subject application.
54. Staff have reviewed the relevant policies in detail and are of the opinion that the range of housing opportunities, variety of uses and the overall neighbourhood design of the proposed development achieves the required density targets in the Hewitt's Secondary Plan. The proposal also achieves the design goals of the Secondary Plan, including the development of compact built form across an integrated grid-street pattern to support efficient service delivery, neighbourhood access, and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Official Plan and Hewitt's Secondary Plan.

City of Barrie Comprehensive Zoning By-law 2009-141

55. As noted above, the Zoning By-law Amendment application is to rezone the subject lands from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP), as described and illustrated in Appendix "A" attached to Staff Report DEV034-22.
56. The following Special Provisions for the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone are as follows, with an associated justification for approval:
 - a) Private roads and a storm pond are permitted uses.

Staff have no objection to private roads being included as a use in the NMU (SP-XXX) zone. The City has not been providing a zone specific to storm water facilities in the secondary plan areas. As it will be a municipal facility, staff will be able to modify that zone if/as necessary at a later date.

- b) Where a lot has multiple frontages, "Lot Line, Front" shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road.

This provision has been requested to provide clarification for the implementation of both the general zoning requirements and site specific provisions in the NMU (SP-XXX) zone. An illustration of the applicable Yard Identifications associated with the Concept Plan is attached the Staff Report DEV034-22 as Appendix "D".

- c) A minimum front yard setback of 0 metres, and a maximum of 50% of the frontage to have buildings within 5 metres of the front lot line except on corner lots where the cumulative lot front and exterior lot line, shall not apply to lands zoned as NMU (SP-XXX), with the exception of provisions as modified for those units on Mapleview Drive East, which shall be 2 metres and the maximum setback shall be 5 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 metre and no maximum applies.

This provision has been requested to provide a modified streetscape for the units fronting Mapleview Drive East that maintains the intent of a neighbourhood commercial node, while respecting the pedestrian interface of an arterial road, and ensure the ability to provide landscape elements. It is anticipated additional review will take place through the Site Plan Control process. The intent of this mixed use standard is not applicable to the residential townhouse units that make up the remaining lands.

- d) Front yards are not required to be fully paved and seamlessly connected with an abutting sidewalk, with the exception of the units fronting on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk.

Similar to above, this provision has been requested to provide a modified streetscape for the mixed use units fronting Mapleview Drive East that maintains the intent of a neighbourhood commercial node, while respecting the pedestrian interface of an arterial road, and ensure the ability to provide landscape elements. It is anticipated additional review will take place through the Site Plan Control process. The intent of this mixed use standard is not applicable to the residential townhouse units that make up the remaining lands.

- e) Balconies are permitted to be setback a minimum of 1 metre from any private road, whereas 1.5 metres is the minimum permitted in the NMU zone.

Staff have no objection to this design element being incorporated into the built form internal to the development. It is anticipated additional review will take place through the Site Plan Control process.

- f) The subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.

Staff recommend these general provisions to facilitate implementation of the zoning by-law.

Draft Plan of Subdivision

57. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346). Staff would be positioned to provide Draft Plan of Subdivision

conditions based on the associated Draft Plan of Subdivision, attached as Appendix “B” to Staff Report DEV034-22, and detailed below:

	Use	Units	Area (ha)
Block 1	Mixed Use	10 Commercial 20 Apartments 24 Townhouses	0.936
Block 2	Mixed Use	20 Commercial 40 Apartments 36 Townhouses	1.477
Block 3	Street Townhouses	7 Townhouses	0.125
Block 4	Future Street Townhouses	6 Townhouses	0.046
		30 Commercial 133 Residential	6.599
Block 5	Road Widening		0.274
Block 6	Stormwater Management		1.257
Block 7	Natural Heritage		1.685
Block 8	Temporary Cul-De-Sac		0.060
Block 9	Municipal Right of Way		0.507
Block 10	Municipal Right of Way - Future		0.233
			6.599
Block 11	Future Development		13.416
			20.015

Site Plan Control

58. The blocks illustrated in the development concept, attached as Appendix “C” to Staff Report DEV034-22 are subject to Site Plan Control. The remaining lands are not able to be developed until such time as the future location of Terry Fox Drive has been confirmed, and the phasing permissions for the Hewitt’s Secondary Plan Area are satisfied.
59. Site Plan Control will address the development and design of these blocks regarding built form, setbacks, building orientation/placement/massing, parking, landscaping, and lighting. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets. Growth management conditions related to the development will be incorporated into the Draft Plan of Subdivision process.

Summary

60. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies, and find it is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, Lake Simcoe Protection Plan, the City’s Official Plan, and the Hewitt’s Secondary Plan.
61. At this time, there are no further matters that impact the processing of the subject rezoning application and as such, it is being recommended for approval.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

62. The proposed development continues to protect the Natural Heritage System corridor that transects the subject lands, and confirms the boundary of the lands as ‘Environmental Protection’ (EP) to

facilitate the conveyance of these features to the City of Barrie as part of the Draft Plan of Subdivision process to be protected and maintained for the long term.

ALTERNATIVES

63. The following alternatives are available for consideration by Planning Committee:

Alternative #1 Planning Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agricultural General' (AG) and 'Rural Residential' (RR) zoning over the subject property.

This alternative is not recommended as this proposal forms part of the lands that were annexed on January 1, 2010, with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with all Provincial and municipal policies as noted throughout the analysis section of this report.

FINANCIAL

64. It is not possible to estimate the assessed value of the subject property following development, however, the assessed value of the future development is anticipated to be far greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this staff report.
65. Current development charges depend on the number of bedrooms in each apartment, Apartments 2+ bedrooms are charged \$44,418.00 per unit, Apartments Bachelor and 1 Bedroom are charged \$31,189.00 per unit. The concept attached as Appendix "B" to Staff Report DEV034-22, has 60 apartments, taken at a 50-50 split of this unit type would total \$2,268,210.00. The proposed 73 townhouse dwelling units would total \$4,583,378.00 at a rate of \$62,786.00 per unit. And the current rate for retail space is \$405.23 per square metre for a total of \$583,531.20 for the proposed 1,440 square metres of ground floor commercial space.
66. Cash in lieu of parkland dedication per unit is calculated at \$6,390.00 per unit (2022 rate, subject to an annual inflation adjustment on January 1st of each year). This fee will be confirmed through the subsequent review of the proposed development through the Site Plan Control process.
67. The Education levy is currently \$3,983.00 per unit (2022 rate). This fee will be confirmed through the subsequent review of the proposed development through the Site Plan Control process.
68. If approved, building permit fees will be collected at the time of submission of building permit applications. Building permit application fees for the medium density blocks will be determined based upon built form and unit area and at this point in time sufficient details have not been provided in order to estimate building permit fees. This fee will be confirmed through the subsequent review of the proposed single detached dwelling and street townhouse models, and through the site plan control process for the medium density blocks, then collected at the time of the submission of a building permit application.
69. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

LINKAGE TO 2018–2022 STRATEGIC PLAN

70. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- Fostering a Safe and Healthy City
 - i) Build a greener Barrie while mitigating and adapting to climate change.
 - Building Strong Neighbourhoods
 - ii) Build walkable, diverse neighbourhoods that encourage community connections.
71. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure, will add the potential for more affordable and attainable housing options, support transit and active transportation alternatives, and contribute to activating the streetscape with ground floor commercial uses.

Attachments: Appendix "A" – Proposed Zoning By-law Amendment
Appendix "B" – Draft Plan of Subdivision
Appendix "C" – Phase 1 Concept Plan
Appendix "D" – Yard Verification

APPENDIX "A"

Proposed Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2022-XX

A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures, formerly in the Town of Innisfil, now in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as Part Lot 19, Concession 11 former Innisfil, being Parts 1 and 2, Plan 51R-35048, and Part 1, Plan 51R-11231, City of Barrie, municipally known as 969, 979 and 989 Mapleview Drive East from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 22-P-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning map be amended to change the zoning from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP), pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions in By-law 2009-141, private roads and a stormwater management pond are permitted uses in 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone.
3. **THAT** notwithstanding the provisions of Section 4.1.4.5 of By-law 2009-141, where a lot has multiple frontages, "Lot Line, Front" shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone.
4. **THAT** notwithstanding the provisions of Section 4.6.2.1 of By-law 2009-141, parking for both vehicles and bicycles may be provided on separate lots within the same subject zoning parcel in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone.
5. **THAT** notwithstanding the provisions of Section 5.4.3.2 of By-law 2009-141, front yards are not required to be fully paved and seamlessly connected with an abutting sidewalk, with the exception of the units fronting on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone.
6. **THAT** notwithstanding the provisions of Table 14.6.2 of By-law 2009-141, the front yard setback shall not apply to lands zoned as NMU (SP-XXX), with the exception of provisions as modified for those units on Mapleview Drive East, which shall be 2 metres and the maximum setback shall be 5 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 metre and no maximum applies in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone.
7. **THAT** notwithstanding the provisions of Table 14.6.2 of By-law 2009-141, balconies are permitted to be setback a minimum of 1 metre from any private road in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone.
8. **THAT** for the purposes of this by-law, the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this bylaw shall not apply.
9. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.



READ a first and second time this ____ day of _____, 2022.

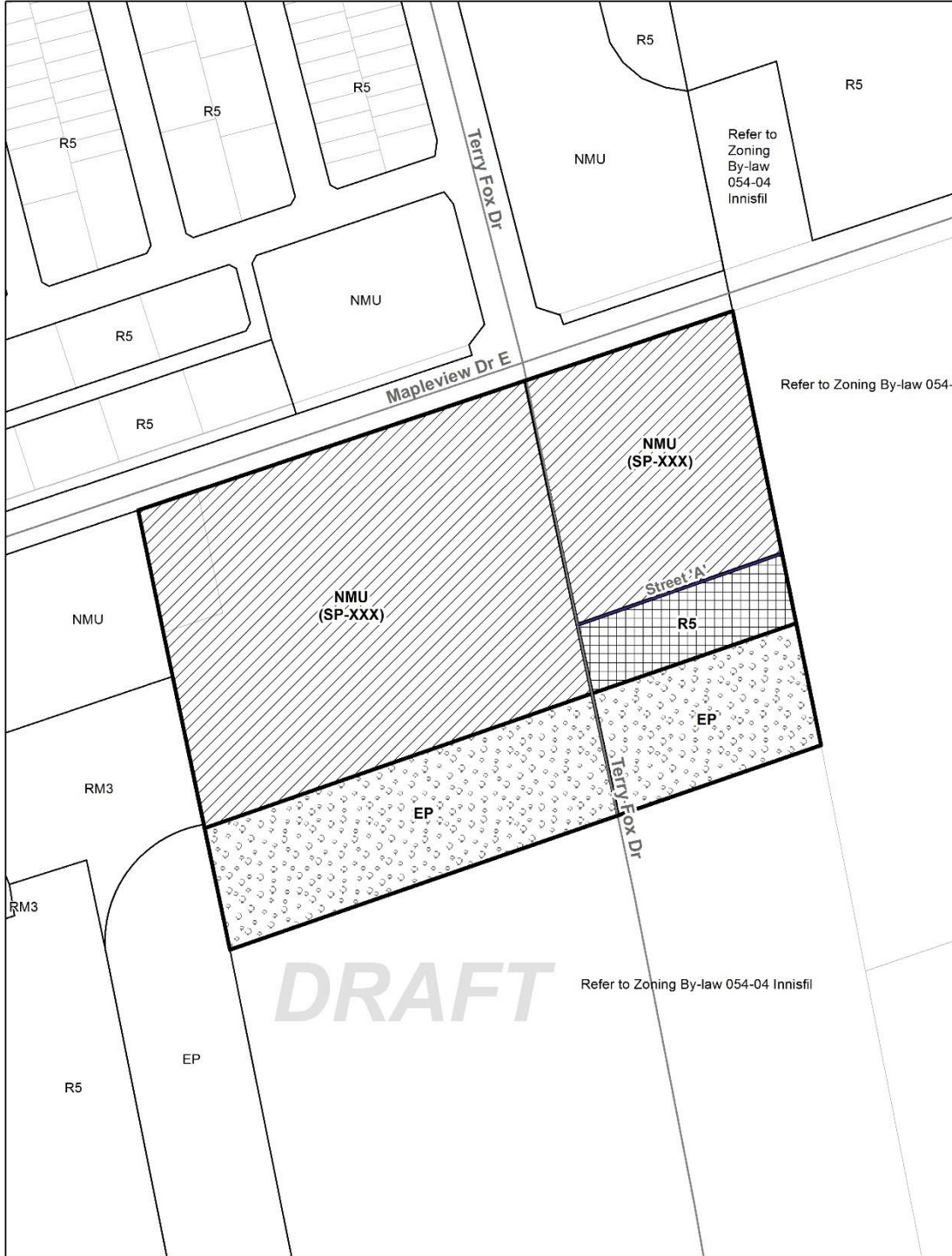
READ a third time and finally passed this ____ day of _____, 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

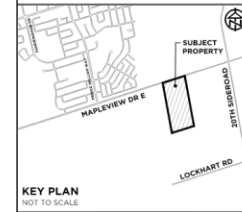
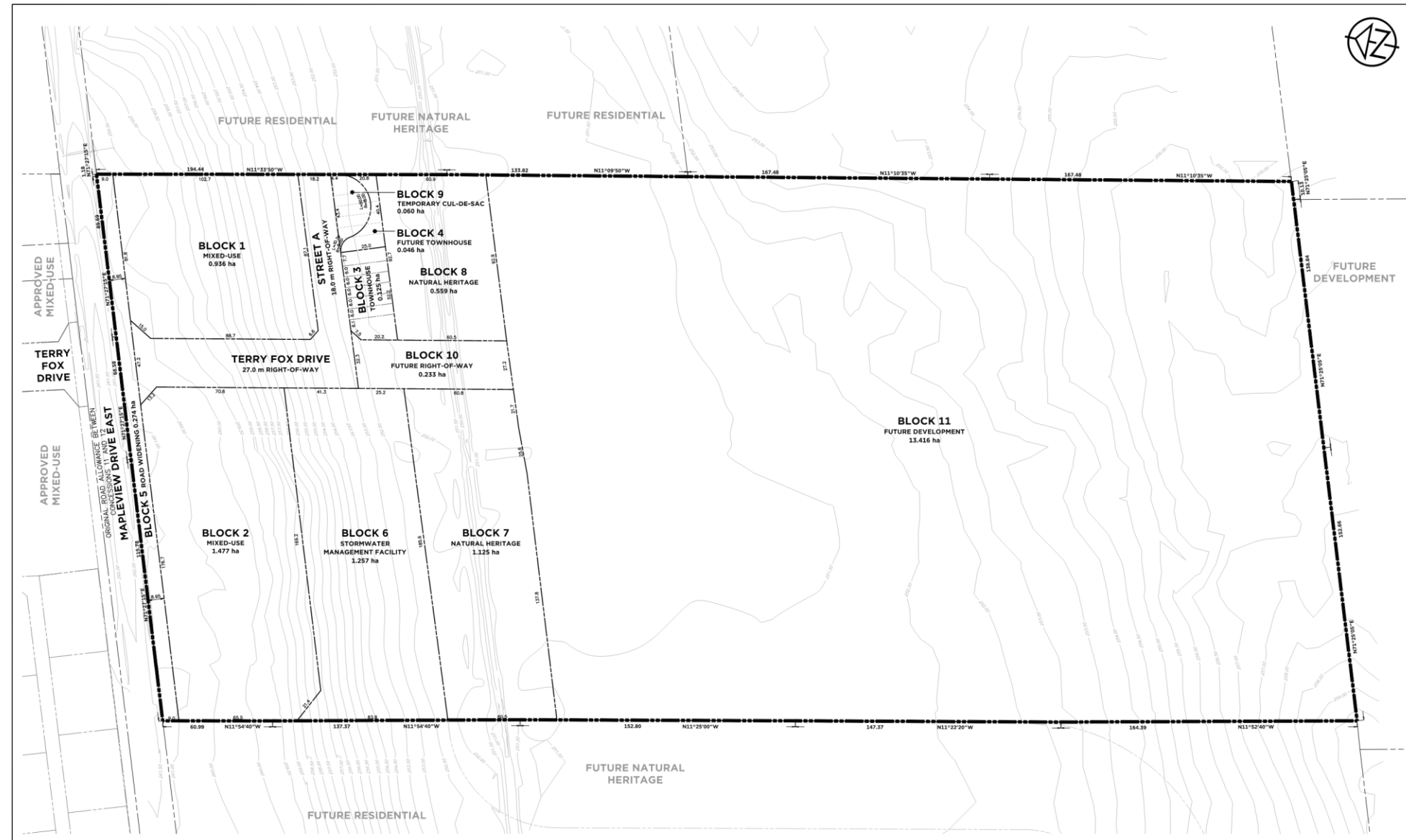
Schedule "A" to attached By-law 2022-



<p>PROPOSED NEW ZONE D30-001-2022</p> <p>969-989 Mapleview Dr E Barrie - ON</p>	<ul style="list-style-type: none"> Parcels Zoning By-Law 2009-141 <p>Subject Lands proposed to be rezoned from Agricultural General (AG) to:</p> <ul style="list-style-type: none"> Neighbourhood Residential - R5 Neighbourhood Mixed Use with Special provision - NMU (SP-XXX) Environmental Protection - EP 	<div style="text-align: center;"> </div> <p><small>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal plan of survey. Copyright © City of Barrie 2022. Produced (in part) under license from: © Queens Printer, Ontario Ministry of Natural Resources. All rights reserved; © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved; © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-726-4242 or Service@barrie.ca</small></p> <p style="text-align: right;"><small>Development Services 11/11/2022</small></p>
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APPENDIX "B"

Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

PART OF LOT 19
 CONCESSION 11
 GEOGRAPHIC TOWNSHIP OF INNISFIL
 NOW IN THE CITY OF BARRIE
 FORMERLY IN THE TOWN OF INNISFIL
 COUNTY OF SIMCOE

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE TATHAM ENGINEERING LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT TO THE CITY OF BARRIE FOR DRAFT PLAN APPROVAL.

KATHY DI SILVESTRO DATE _____
 SANDY OREX ESTEVES INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

RER DE ROSA, OLS, OLP DATE _____
 21 BARNES LTD.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

a) AS SHOWN
 b) AS SHOWN
 c) AS SHOWN
 d) AS SHOWN
 e) AS SHOWN
 f) AS SHOWN
 g) AS SHOWN
 h) MUNICIPAL WATER & SANITARY SUPPLY
 i) SARGENT SANDY LOAM
 j) AS SHOWN
 k) ALL SERVICES AS REQUIRED (WATER, SANITARY, STORM, HYDRO, CABLE)
 l) AS SHOWN

LAND USE SUMMARY

LAND USE	BLOCK	UNITS	AREA (ha)
MIXED-USE	BLOCK 1	20 MIXED-USE (MAX. 44 RESIDENTIAL)	0.936
MIXED-USE	BLOCK 2	30 MIXED-USE (MAX. 16 RESIDENTIAL)	1.477
RESIDENTIAL	BLOCK 3	7 RESIDENTIAL	0.125
RESIDENTIAL	BLOCK 4	6 RESIDENTIAL	0.046
ROAD WIDENING	BLOCK 5	-	0.274
STORMWATER MANAGEMENT FACILITY	BLOCK 6	-	1.257
NATURAL HERITAGE	BLOCK 7, 8	-	1.684
TEMPORARY CUL-DE-SAC	BLOCK 9	-	0.060
MUNICIPAL RIGHT-OF-WAY	-	-	0.507
MUNICIPAL RIGHT-OF-WAY (FUTURE)	BLOCK 10	-	0.233
TOTAL PHASE 1	-	20 MIXED-USE (MAX. 16 RESIDENTIAL)	6.599
FUTURE DEVELOPMENT	BLOCK 11	-	13.416
TOTAL	-	-	20.015

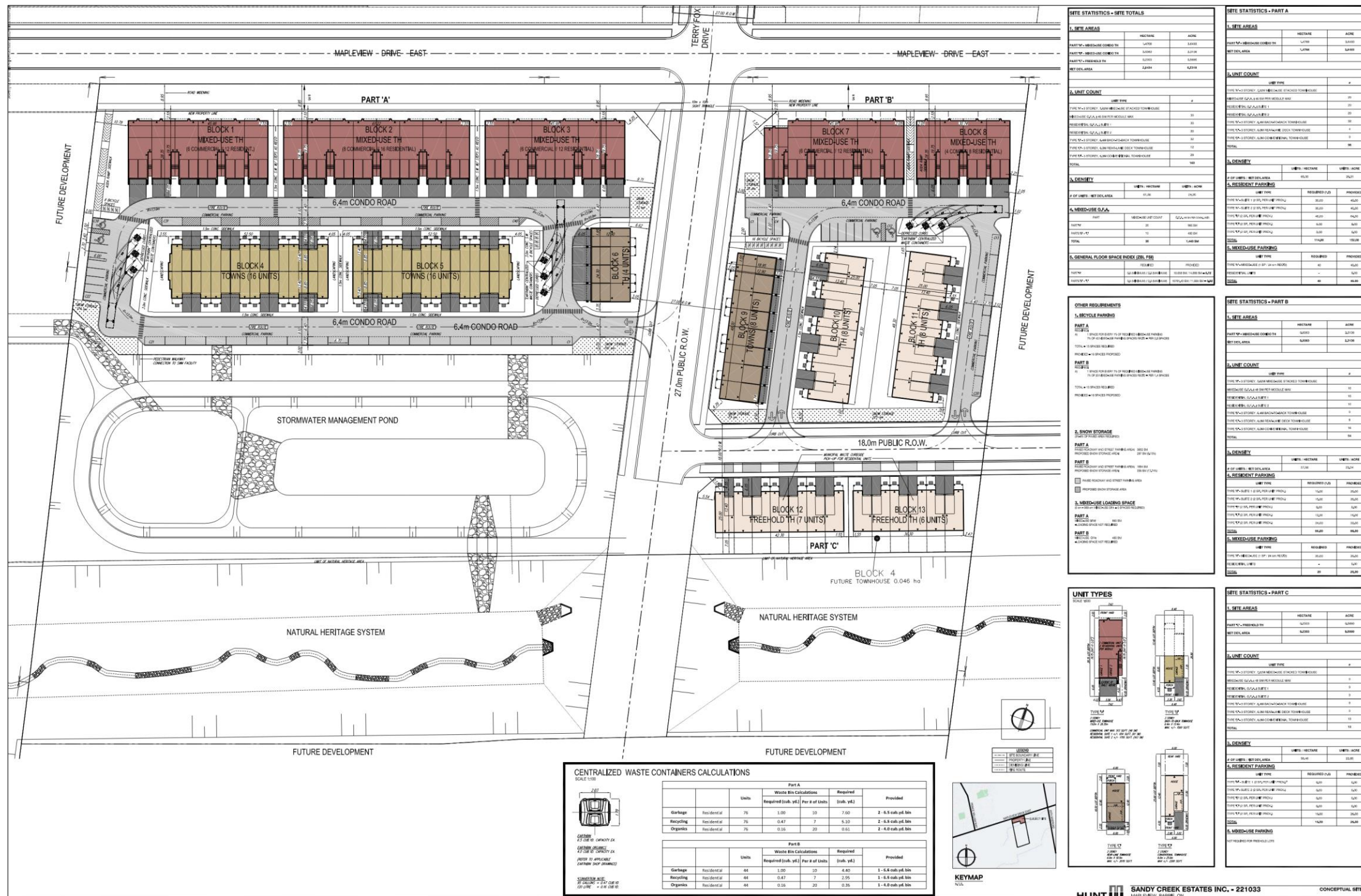
TATHAM ENGINEERING

No.	REVISION DESCRIPTION	DATE
1.	ISSUED FOR DRAFT PLAN APPROVAL	FEB. 4/22
2.	RE-ISSUED FOR DRAFT PLAN APPROVAL	JUL. 12/22

DRAWN: LMB FILE: 420406 DWG: **DP**
 CHECK: NH DATE: FEBRUARY 2022

APPENDIX "C"

Phase 1 Concept Plan



SITE STATISTICS - SITE TOTALS

1. SITE AREAS

AREA	HECTARE	ACRE
PART A - MIXED-USE COMB TH	1.478	3.633
PART B - MIXED-USE COMB TH	3.000	7.414
PART C - FREEHOLD TH	0.046	0.113
TOTAL SITE AREAS	4.524	11.160

2. UNIT COUNT

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

3. DENSITY

UNIT TYPE	HECTARE	ACRE
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	0.062	0.153
TOTAL	0.667	1.683

4. MIXED-USE DATA

TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

5. GENERAL FLOOR SPACE INDEX (GFSI)

TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

SITE STATISTICS - PART A

1. SITE AREAS

AREA	HECTARE	ACRE
PART A - MIXED-USE COMB TH	1.478	3.633
TOTAL PART A AREAS	1.478	3.633

2. UNIT COUNT

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

3. DENSITY

UNIT TYPE	HECTARE	ACRE
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	0.062	0.153
TOTAL	0.667	1.683

4. RESIDENT PARKING

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

5. MIXED-USE PARKING

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

OTHER REQUIREMENTS

1. RESIDENT PARKING

PART A

1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 REQUIRED, 12 PROVIDED

TOTAL: 120 REQUIRED, 120 PROVIDED

PART B

1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 REQUIRED, 12 PROVIDED

TOTAL: 120 REQUIRED, 120 PROVIDED

2. SNOW STORAGE

PART A

1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 REQUIRED, 12 PROVIDED

TOTAL: 120 REQUIRED, 120 PROVIDED

PART B

1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 REQUIRED, 12 PROVIDED

TOTAL: 120 REQUIRED, 120 PROVIDED

3. MIXED-USE LOADING SPACE

PART A

1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 REQUIRED, 12 PROVIDED

TOTAL: 120 REQUIRED, 120 PROVIDED

PART B

1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 REQUIRED, 30 PROVIDED

5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 REQUIRED, 12 PROVIDED

TOTAL: 120 REQUIRED, 120 PROVIDED

SITE STATISTICS - PART B

1. SITE AREAS

AREA	HECTARE	ACRE
PART B - MIXED-USE COMB TH	3.000	7.414
TOTAL PART B AREAS	3.000	7.414

2. UNIT COUNT

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

3. DENSITY

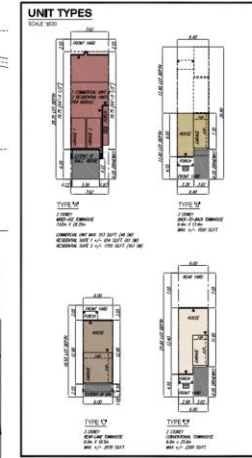
UNIT TYPE	HECTARE	ACRE
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	0.165	0.408
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	0.062	0.153
TOTAL	0.667	1.683

4. RESIDENT PARKING

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120

5. MIXED-USE PARKING

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	30	30
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	30	30
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	30	30
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	30	30
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	12	12
TOTAL	120	120



SITE STATISTICS - PART C

1. SITE AREAS

AREA	HECTARE	ACRE
PART C - FREEHOLD TH	0.046	0.113
TOTAL PART C AREAS	0.046	0.113

2. UNIT COUNT

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	7	7
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	7	7
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	7	7
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	7	7
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	3	3
TOTAL	28	28

3. DENSITY

UNIT TYPE	HECTARE	ACRE
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	0.008	0.020
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	0.008	0.020
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	0.008	0.020
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	0.008	0.020
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	0.003	0.008
TOTAL	0.035	0.087

4. RESIDENT PARKING

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	7	7
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	7	7
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	7	7
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	7	7
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	3	3
TOTAL	28	28

5. MIXED-USE PARKING

UNIT TYPE	REQUIRED	PROVIDED
1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE	7	7
2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE	7	7
3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE	7	7
4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE	7	7
5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE	3	3
TOTAL	28	28

CENTRALIZED WASTE CONTAINERS CALCULATIONS

SCALE: 1:100

Waste Bin Calculations	Units	Part A		Part B	
		Required (cubb. yd.)	Provided (cubb. yd.)	Required (cubb. yd.)	Provided (cubb. yd.)
Garbage Residential	76	1.00	7.60	1.00	7.60
Recycling Residential	76	0.47	3.52	0.47	3.52
Organics Residential	76	0.15	1.12	0.15	1.12
Total		1.62	12.24	1.62	12.24

Waste Bin Calculations

Waste Bin Calculations	Units	Part B	
		Required (cubb. yd.)	Provided (cubb. yd.)
Garbage Residential	44	1.00	4.40
Recycling Residential	44	0.47	2.05
Organics Residential	44	0.15	0.55
Total		1.62	7.00

NOTES:

- 1.0 STOREY, 1-2 BDRM RESIDENTIAL TOWNHOUSE: 30 SQ FT
- 2.0 STOREY, 2-3 BDRM RESIDENTIAL TOWNHOUSE: 30 SQ FT
- 3.0 STOREY, 3-4 BDRM RESIDENTIAL TOWNHOUSE: 30 SQ FT
- 4.0 STOREY, 4-5 BDRM RESIDENTIAL TOWNHOUSE: 30 SQ FT
- 5.0 STOREY, 5-6 BDRM RESIDENTIAL TOWNHOUSE: 12 SQ FT



APPENDIX "D"

Yard Identification

