



**DEVELOPMENT SERVICES
MEMORANDUM**

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File: D30-003-
2022
Pending #:

TO: DEPUTY MAYOR B. WARD AND MEMBERS OF PLANNING COMMITTEE

FROM: A. GAMEIRO, RPP, SENIOR PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 680 LOCKHART ROAD (WARD 9)

DATE: MAY 3, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting for an application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Rainsong Land Development Inc. for lands known municipally as 680 Lockhart Road and legally described as Part of South Half of Lot 15, Concession 11, formerly Town of Innisfil, now in the City of Barrie.

The application proposes to rezone the subject lands from 'Agriculture General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Mixed Use – Special' (NMU)(SP-XXX) and 'Educational Institutional – Special' (I-E)(SP-XXX) with site-specific provisions in City of Barrie Zoning By-law 2009-141 (see Appendix "A" – Draft Zoning By-law Amendment Schedule).

The purpose of the Draft Plan of Subdivision Application is to subdivide the subject lands for the development of 467 residential units and a school block, together with required roads and infrastructure (see Appendix "B" – Draft Plan of Subdivision). The residential dwelling unit breakdown includes:

- 194 single-detached dwelling units;
- 118 semi-detached dwelling units;
- 147 street townhouse units; and,
- 8 future development blocks/lots.

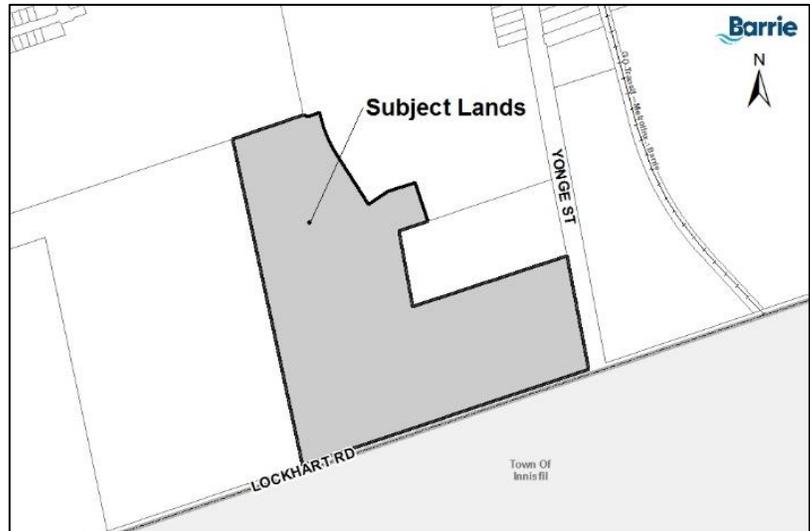
The submission materials associated with the subject application are available for viewing on the City's Proposed Development webpage under [Ward 9 – 680 Lockhart Road \(Phase 2\)](#).

Background

The subject lands are currently vacant and are located at the northwest corner of Yonge Street and Lockhart Road. The lands are irregular in shape with an area of 24.47 hectares (60.64 acres) and approximately 593 metres of frontage on Lockhart Road and 227 metres of frontage on Yonge Street.

The northern half of the subject property received approval for a zoning by-law amendment and draft plan of subdivision in December 2017 (Files: D14-1633 & D12-433). An extension to draft plan approval was granted by the City until December 29, 2022. The draft plan of subdivision approval for the northern half of the subject property includes 130 single-detached dwelling units, 64 semi-detached dwelling units, 154 back-to-back townhouse dwelling units, 94 street townhouses, an elementary school block, and a community centre block.

The subject application seeks to implement the required zoning framework, in accordance with the Hewitt's Secondary Plan, and subdivide the southern portion of the subject property, which will form Phase 2 of the overall development.



The subject property is surrounded by the following land uses:

- North: Vacant lands, which are part of draft approved and registered draft plans of subdivision at 565, 567 and 573 Mapleview Drive East (File: D12-432) and 680 Lockhart Road (File: D12-433). These plans include residential and mixed uses, with elementary schools, parks, and a community centre. These lands are located in Phase 1 of the Hewitt's Secondary Plan. Existing residential uses are also located along Mapleview Drive East and Yonge Street.
- East: A 4.94-hectare parcel of land owned by Crown (Barrie) Developments Inc., known municipally as 1012 Yonge Street, which consists of agricultural buildings and fields within Phase 2 of the Hewitt's Secondary Plan. 1012 Yonge Street is currently subject to active Official Plan and Zoning By-law Amendment Applications (File: D30-005-2021) for the development 1,029 residential units in the form of three 6-storey and two 3-storey multi-residential buildings, and 10 townhouse units, together with 1,281 square metres of ground floor commercial space along Yonge Street and underground and surface parking. Additionally, vacant agricultural lands are located on the east side of Yonge Street (989 Yonge Street – Files: D14-1694 & D12-450) which were re-zoned in October 2020 to permit the development of 60 townhouse units and 1,218 residential condominium units in the form of 4 mixed-use buildings ranging from 3 to 12 storeys in height, together with 3000 square metres of commercial space.
- South: Agricultural lands located outside of the City of Barrie boundary within the Town of Innisfil.
- West: Agricultural lands, owned by Mattamy Homes Canada Inc., which are currently subject to active Zoning By-law Amendment and Draft Plan of Subdivision applications (File: D30-012-2021) for the development of 347 single detached dwelling units, 172 street townhouse dwelling units and 66 back-to-back townhouse dwelling units; together with a mixed use block, an open space block and a stormwater management block.

The subject lands are designated Residential Area and Yonge Street Mixed Use Corridor according to Schedule 9C – Land Use of the Hewitt's Secondary Plan. The Residential Area designation permits a variety of low to medium density residential uses, along with supporting institutional uses such as day cares and places of worship. The Yonge

Street Mixed Use Corridor designation permits medium to high density residential uses, together with institutional and commercial uses. Additionally, Schedule 9C – Land Use also denotes the location of a Village Square and Secondary School on the subject lands. Finally, the subject lands are located within Development Phase 2, as identified on Schedule 9E of the Hewitt's Secondary Plan.

The application was submitted to the City and deemed complete on February 11, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for this project due to the number of limited properties within the 240 metre circulation radius. The majority of surrounding property owners are party to the Hewitt's Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals.

Zoning By-law Amendment – Site-specific Provisions

The site-specific provisions proposed for the subject lands would permit residential uses (R5 Zone) on the future school block (Block 278) if the block is not acquired by the school board. This zoning approach has been applied consistently across the Hewitt's and Salem Secondary Plan Areas to ensure that school blocks may be developed with residential uses, should a school board decide not to purchase an allocated site.

Lastly, the subject application is requesting site-specific provisions for a future mixed-use development block (Block 276), which abuts 1012 Yonge Street. This future development block is intended to merge with 1012 Yonge Street to the east, which is currently subject to active Official Plan and Zoning By-law Amendment Applications (File: D30-005-2021). The proposed site-specific provision(s) will allow for flexibility on the final built form, pending the outcome of discussions on the shared development between the City, the applicant, and the owner of 1012 Yonge Street. The site-specific provisions in the proposed NMU Zone will correspond with the final design of the proposed development at 1012 Yonge Street, which includes a mix of walk-up apartment buildings and townhouse blocks which would front onto Street "A" within the proposed draft plan of subdivision. A copy of the concept plan for 1012 Yonge Street can be viewed on the City's Proposed Developments Webpage under [Ward 9 – 1012 Yonge Street](#).

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use related items being considered include:

- Conformity with the Hewitt's Secondary Plan;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Hewitt's Secondary Plan;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along local, collector and arterial roads;
- The efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- Connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
- The preservation of private and shared boundary vegetation; and,
- The impacts that the development may have on traffic operations in the area.



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Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

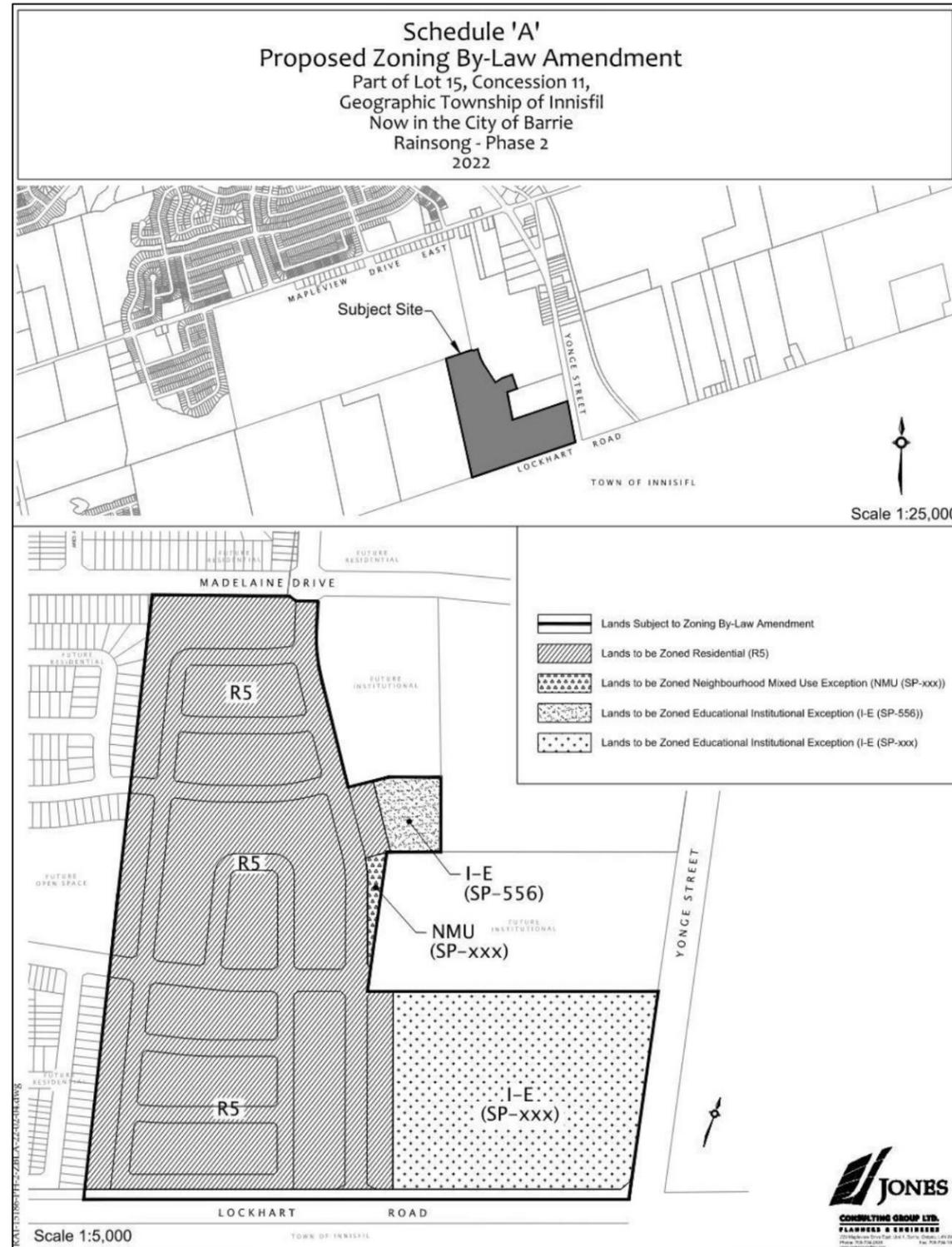
All technical comments received, as well comments provided at the Public Meeting, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting late 2022 or early 2023 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment application. Draft approval of the plan of subdivision would be issued by the Director of Development Services, should the rezoning be approved by Council.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Attachments: Appendix "A" – Draft Zoning By-law Amendment Schedule
Appendix "B" – Draft Plan of Subdivision

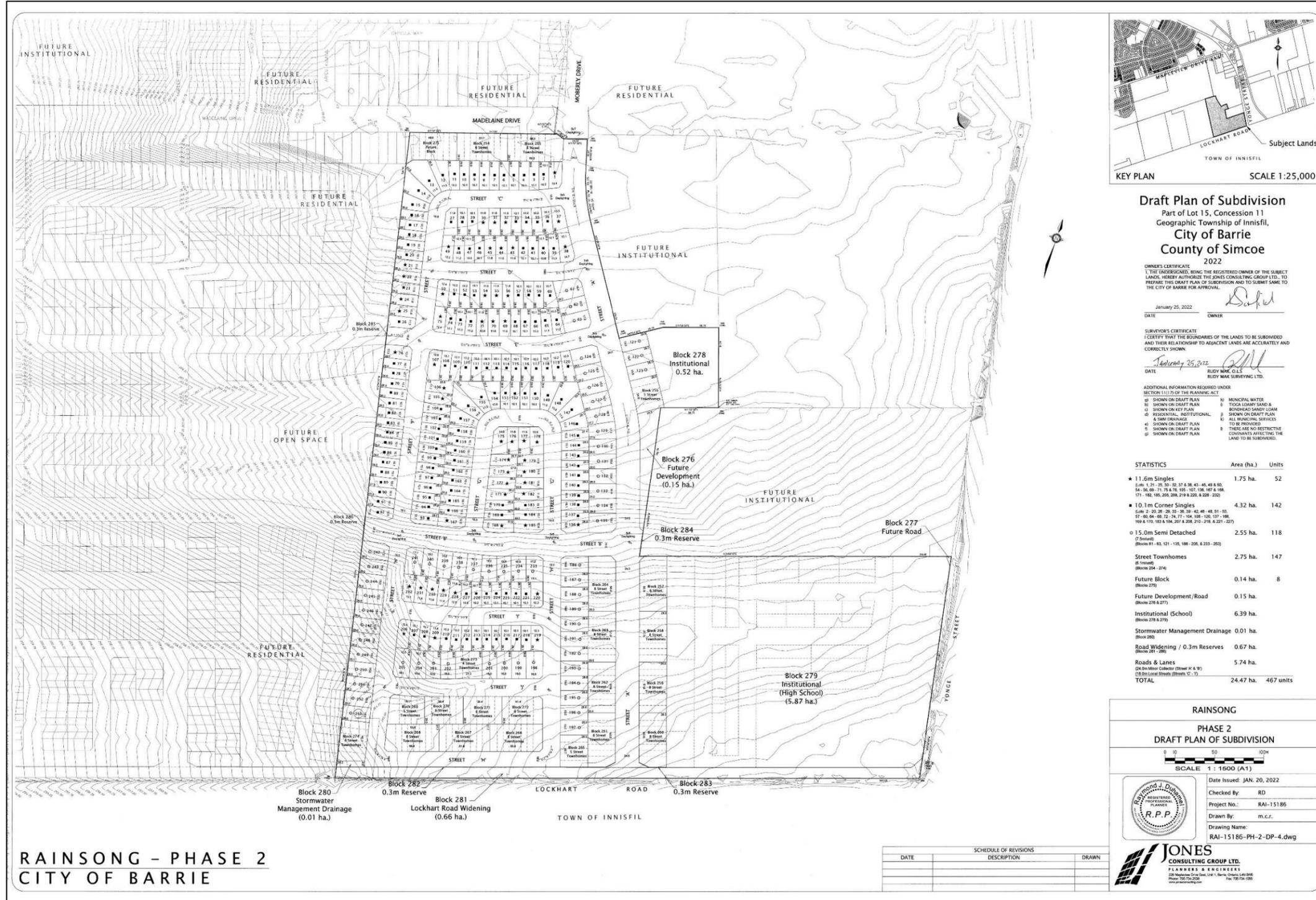
APPENDIX "A"

Draft Zoning By-law Amendment Schedule



APPENDIX "B"

Draft Plan of Subdivision



RAINSONG - PHASE 2
CITY OF BARRIE

DATE	DESCRIPTION	DRAWN

KEY PLAN SCALE 1:25,000

Draft Plan of Subdivision
Part of Lot 15, Concession 11
Geographic Township of Innisfil,
City of Barrie
County of Simcoe
2022

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: January 25, 2022
OWNER: [Signature]

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: January 25, 2022
SURVEYOR: [Signature]
RUDY MAX SURVEYING LTD.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 11(1.7) OF THE PLANNING ACT

☐ SHOWN ON DRAFT PLAN	☐ MUNICIPAL WATER
☐ SHOWN ON DRAFT PLAN	☐ TOGA LOAMY SAND & BROWN SANDY LOAM
☐ SHOWN ON DRAFT PLAN	☐ SHOWN ON DRAFT PLAN
☐ RESIDENTIAL, INSTITUTIONAL & SEMI-DETACHED	☐ ALL MUNICIPAL SERVICES TO BE PROVIDED
☐ SHOWN ON DRAFT PLAN	☐ THERE ARE NO RESTRICTIVE COVENANTS AFFECTING THE LAND TO BE SUBDIVIDED.
☐ SHOWN ON DRAFT PLAN	

RAINSONG
PHASE 2
DRAFT PLAN OF SUBDIVISION

SCALE 1:1600 (A1)

Date Issued: JAN. 20, 2022

Checked By: RD
Project No.: RAI-15186
Drawn By: m.c.r.
Drawing Name: RAI-15186-PH-2-DP-4.dwg

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