

Staff Memorandum



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| To | Mayor A. Nuttall and Members of Council |
| Subject | Public Meeting for a Zoning By-law Amendment – 830, 864, 894 and 912 Lockhart Road |
| Date | March 19, 2025 |
| Ward | 10 |
| From | M. Banfield, RPP, Executive Director of Development Services |
| Executive Member Approval | M. Banfield, RPP, Executive Director of Development Services |
| CAO Approval | M. Prowse, Chief Administrative Officer |

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd., on behalf of Hansen Group Inc. The subject lands are legally described as Part of Part Lots 17, 18 & 19, Concession 11 (Innisfil); being Part 1 on 51R-39932; Part 1 on 51R-34222; Parts 1-4 on 51R-30892; Part 1 on 51R-19847; except Plan 51M-1176, City of Barrie, and are municipally known as 830, 864, 894 and 912 Lockhart Road.

The application proposes to rezone the subject lands from the Agricultural (A), Environmental Protection (EP) and Rural Residential (RR) in the former Town of Innisfil Zoning By-law 054-04, to the Neighbourhood Residential (R5), Neighbourhood Residential Multiple (RM3), Neighbourhood Residential Multiple with Special Provisions (RM3)(SP-XX), Neighbourhood Mixed Use with Special Provisions (NMU)(SP-XX), Environmental Protection (EP) and Open Space (OS) in accordance with the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the Zoning By-law Amendment application is to facilitate the future development of a residential subdivision that proposes a total of 1,187 residential units, inclusive of 52 single detached homes, 185 Townhouses, and 950 apartment dwelling units and associated areas for Stormwater Management, Environmental Protection, and Open Space (Parks).

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 10 – 830, 864, 894, 912 Lockhart Road](#).

Background

The subject lands are irregular in shape and are located on the north side of Lockhart Road. The total area of the subject lands is 54.3 hectares with approximately 700.0 metres of frontage along Lockhart Road. The northern portion of the subject lands is in the process of obtaining draft plan of subdivision approval for a residential plan of subdivision referred to as Hewitt's Central (City file: D30-012-2024).

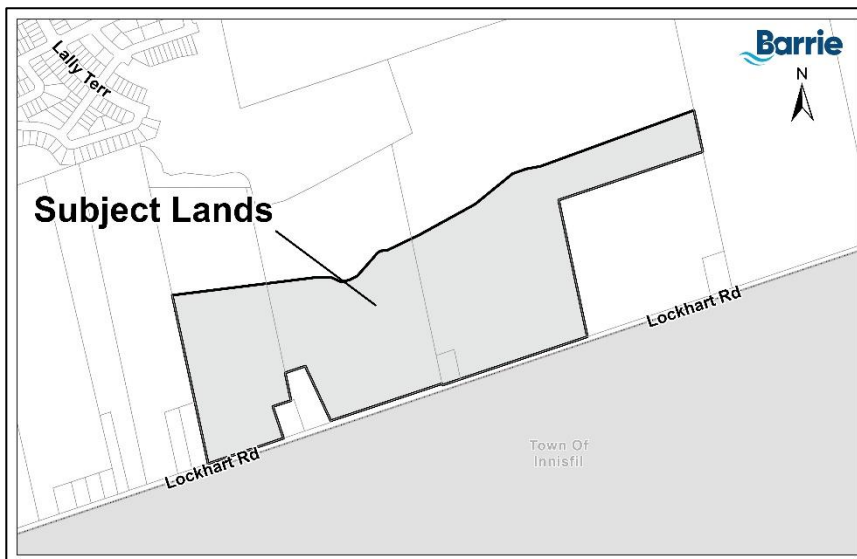
Surrounding land uses include:

North: Lands in the same ownership as the subject application that are proposed for development in what is known as the “Hewitt’s Central” subdivision. A Secondary School is located further north.

South: Vacant agricultural lands and single detached dwellings in the Town of Innisfil.

East: Vacant agricultural lands and a single detached dwelling proposed for future development on lands known as 960 Lockhart Road.

West: Residential lots consisting of single detached dwellings and environmental protection lands.



The subject lands are located within the ‘Designated Greenfield Area’ in accordance with Map 1 – Community Structure and are designated a combination of Neighbourhood Area, Open Space, and Natural Heritage System in accordance with Official Plan Map 2 – Land Use Designations.

The policies of the Official Plan require that growth in Designated Greenfield Areas shall follow a logical progression where new development is contiguous with or abuts developed areas and shall progress outwards. Further, the Official Plan encourages the development of complete communities in Designated Greenfield Areas through the efficient use of land and infrastructure, preservation of natural heritage lands, provision of a mix of housing types and built-form, access to transit services, and the provision of parks and schools.

Neighbourhood Areas are planned to provide most of the City’s low-rise housing stock, accommodate appropriate levels of intensification along arterial and collector streets, and provide a mixture of uses. In this regard, new development on local streets in Neighbourhood Areas within Designated Greenfield Areas shall be kept to four (4) storeys or less, while new development of up to six (6) storeys may be permitted on arterial and collector streets.

Lands designated as Natural Heritage System are intended to maintain, protect, enhance, and restore the City’s Natural Heritage System and its ecological functions. This designation protects resources which contribute to a complete community for residents in perpetuity.

The application was submitted to the City and deemed complete on December 20, 2024. In accordance with the *Planning Act*, notification of the filing of a complete application and public meeting was circulated to all interested parties, a public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City’s

website. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The proposed Draft Plan of Subdivision is attached to this memorandum as Appendix A.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for the proposed development as all lands located within 240 metres of the subject property have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals/registrations.

Zoning By-law Amendment

The application proposes to rezone the subject lands from the Agricultural (A), Environmental Protection (EP) and Rural Residential (RR) in the former Town of Innisfil Zoning By-law 054-04, to the Neighbourhood Residential (R5), Neighbourhood Residential Multiple (RM3), Neighbourhood Residential Multiple with Special Provisions (RM3)(SP-XX), Neighbourhood Mixed Use with Special Provisions (NMU)(SP-XX), Environmental Protection (EP) and Open Space (OS) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The site-specific zoning provisions being requested are identified below:

Table 1. Requested Special Provisions

| Zoning Standard | Required by Zoning By-law 2009-141 (RM3) | Proposed Zoning Standard (RM3)(SP-XXX) |
|--------------------------------|---|---|
| Minimum Required Parking Ratio | 1.5 parking spaces per unit | 1.2 parking spaces per unit |
| Front Yard Location | Shall be the shortest lot line abutting a street | Block 76: Terry fox Drive Block 77: Street 'C' Block 78: Dual Frontage on Terry Fox Drive and Prince William Way |
| Zoning Standard | Required by Zoning By-law 2009-141 (NMU) | Proposed Zoning Standard (NMU)(SP-XXX) |
| Front Yard Area | Shall be fully paved and seamlessly connected to the sidewalk | Front Yard Area shall not be seamlessly paved and provide landscaping elements |

Planning and Land Use Matters Under Review

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

- Compliance with Provincial Planning Policy and the City’s Official Plan and Zoning By-law;
- Justification and appropriateness of the requested site specific provisions;
- Site Servicing, grading, and stormwater management as it relates to conformity with City standards and the Master Studies prepared for the former Hewitt’s Secondary Plan;
- Protection of the Natural Heritage System and associated features on site;

- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- An understanding of the functionality of the site as proposed, including, but not limited to, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant and members of the public to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

All technical comments that are received, as well as any comments provided at the Public Meeting, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in the second quarter of 2025 for General Committee's consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision. Subsequent site plan applications would be required to develop the medium density residential blocks within the subdivision.

For more information, please contact Tyler Butler, Planner, at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca.

Appendix:

Appendix A – Proposed Draft Plan of Subdivision

Memo Author:

Tyler Butler, Planner, Development Services

File #:

D30-026-2024

Pending #:

Not Applicable

Appendix A - Proposed Draft Plan of Subdivision

