
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. McLAREN, PLANNER, EXT #4719

**NOTED: A. BOURRIE, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES**

**R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING PRESENTATION - HEWITT'S GROUP 3 APPLICATIONS
ZONING BY-LAW AMENDMENTS AND DRAFT PLANS OF SUBDIVISION**

- 1. D14-1626 AND D12-429 – 1005 AND 1025 BIG BAY POINT ROAD AND 3320
20th SIDEROAD - 1597229 ONTARIO INC. (BLUE SKY)**
- 2. D14-1627 AND D12-430 – 970, 1002 AND 1006 MAPLEVIEW DRVIE EAST -
LM BARRIE HOLDINGS AND 2121191 ONTARIO INC.**
- 3. D14-1638 AND D12-435 – 961 BIG BAY POINT ROAD – 961 BIG BAY LTD.**

WARD: 10

DATE: NOVEMBER 13, 2017

BACKGROUND & PURPOSE

The purpose of this memorandum is to advise members of City Council of three Public Meetings regarding Zoning By-law Amendment and Draft Plan of Subdivision applications that have been submitted by The Jones Consulting Group Ltd. and KLM Planning Partners Inc. on behalf of 1597229 Ontario Inc. (Blue Sky), LM Barrie Holdings & 2121191 Ontario Inc. and 961 Big Bay Ltd. for lands located in the Hewitt's Secondary Plan Area.

For the purposes of processing applications in the Secondary Plan Areas, this group of three zoning by-law amendment and draft plan of subdivision applications is known as 'Group 3' in the Phase 1 lands located in the Hewitt's Secondary Plan Area.

Collectively, these three applications include approximately 92 hectares (227 acres) of land, located south of Big Bay Point Road, north of Maplevue Drive East and west of the 20th Sideroad. The subject lands are municipally known as 961, 1005 & 1025 Big Bay Point Road, 3320 20th Sideroad and 970, 1002 & 1006 Maplevue Drive East. Together these applications propose to accommodate 1,564 new residential units and supporting infrastructure. The unit mix is as follows:

- 1,063 single-detached dwellings;
- 192 semi-detached dwellings;
- 242 townhomes; and
- 67 mixed-use/apartment units.

In terms of the supporting community infrastructure, the applications propose three (3) stormwater management blocks, two (2) neighbourhood parks and 7.28 hectares (17.98 acres) of Natural Heritage System (NHS) lands. The NHS lands, along with the stormwater management and park blocks will be conveyed to the City through the subdivision process.

The subject lands are designated a mix of Residential Area, Neighbourhood Mixed-use Node and Natural Heritage System within the Hewitt's Secondary Plan (OPA 39) and are currently zoned Agricultural General (AG), Residential Rural (RR) and Environmental Protection (EP) pursuant to Zoning By-law No. 054-04 (Town of Innisfil). To proceed forward with the draft plans of subdivision, the applicants are proposing to rezone the subject lands to implement the land use designations in the Hewitt's Secondary Plan (see Appendix 1). The subject applications were submitted in July and August 2017 and were deemed complete in July and September 2017, respectively.

DEVELOPMENT PROPOSALS

1. Application 1: D14-1626 & D12-429 – 1005 & 1025 Big Bay Point Road and 3320 20th SR 1597229 Ontario Inc. (Blue Sky)

This application is proposing 756 new residential units over an area that is 50.47 hectares (124 acres) in size. The unit mix proposed includes 536 single detached units, 92 semi-detached and 128 street townhouse units. The development also proposes two stormwater management blocks; one of which is shared with Application No.2, one (1) neighbourhood park, and includes a portion of the Natural Heritage System (7.23 hectares) (see Appendix 2).

To accommodate this proposal, the applicant is seeking to amend the Zoning By-law to:

- Neighbourhood Residential (R5);
- Open Space (OS); and
- Environmental Protection (EP).

2. Application 2: D14-1627 & D12-430 – 970, 1002 and 1006 Maplevue Drive East LM Barrie Holdings Inc. & 2121191 Ontario Inc.

This application is proposing 792 new residential units over an area that is 40.81 hectares (100 acres) in size and is located to the immediate south and east of the Application No.1 lands. The unit mix proposed includes 511 single-detached residential units, 100 semi-detached, 60 street townhouse, 54 laneway townhouse units and 67 mixed-use/apartment units. The development also proposes a shared stormwater management block with Application No.1, one (1) neighbourhood park, and includes a portion of the Natural Heritage System (0.05 hectares) (see Appendix 3).

To accommodate this, the applicant is seeking to amend the Zoning By-law to:

- Neighbourhood Residential (R5);
- Neighbourhood Mixed Use (NMU);
- Open Space (OS); and
- Environmental Protection (EP).

**3. Application 3: D14-1638 & D12-435 – 961 Big Bay Point Road
961 Big Bay Ltd.**

This application is proposing 16 new residential units over an area that is 0.65 hectares (1.6 acres) in size and is located immediately north of the Application No.1 lands. The applicant is proposing 16 single detached residential units (see Appendix 4). There are no roads included in the subject proposal.

To accommodate this, the applicant is seeking to amend the Zoning By-law to:

- Neighbourhood Residential (R5).

NEIGHBOURHOOD MEETINGS

Given the timing of the submissions for the subject applications, two neighbourhood meetings were held. The first neighbourhood meeting was held on July 26, 2017 with respect to applications No.1 and No.2 noted above. Approximately 58 members of the public were in attendance. Primary comments from the public included:

- Boundary tree preservation/removals;
- Timing of development;
- Timing of infrastructure improvements (i.e. road improvements);
- Timing of new schools;
- Design of stormwater management facilities (i.e. naturalized/fenced); and
- Location of sidewalks.

A second neighbourhood meeting was held on October 11, 2017 with respect to application No.3. 9 members of the public were in attendance and provided the following comments:

- Boundary tree preservation/removals;
- Timing of development;
- Traffic calming measures for Big Bay Point Road; and
- Interface between the proposed developments and Big Bay Point Road.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

These applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- The limits of development, including boundary tree preservation;
- The location and configuration of the stormwater management blocks;
- The location and configuration of the neighbourhood parks and village squares;
- Connectivity to and through the Natural Heritage System and the development as a whole; and,
- Road layout and design.

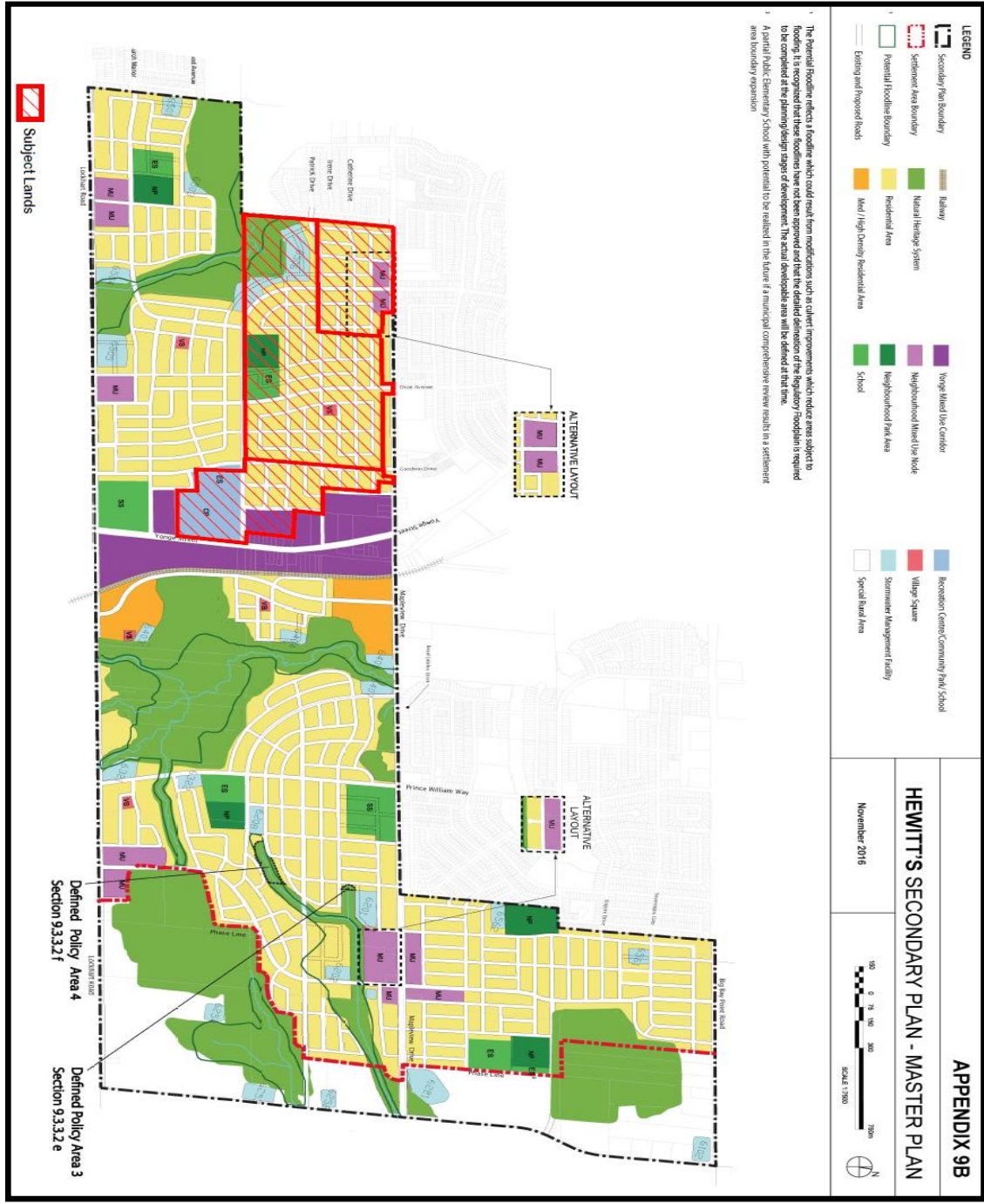
NEXT STEPS

A staff report is targeted for General Committee consideration in the first quarter of 2018 for the proposed Zoning By-law Amendments. Draft Plan of Subdivision conditions could be issued shortly thereafter.

For more information, please contact Carlissa McLaren, Planner at ext. 4719.

APPENDIX 1

Hewitt's Secondary Plan – Master Plan



APPENDIX 2

Application 1: D14-1626 & D12-429 – 1005 & 1025 Big Bay Point Road and 3320 20th SR



APPENDIX 4

Application 3: D14-1638 & D12-435 – 961 Big Bay Point Road

