

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: S. FORFAR, MANAGER OF GROWTH PLANNING, EXT # 4403

**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 2 APPLICATIONS
ZONING BY-LAW AMENDMENTS & DRAFT PLANS OF SUBDIVISION**

- 1. D12-431 AND D14-1628 – 515 MAPLEVIEW DRIVE EAST (BEMP HOLDINGS 2 INC.)**
- 2. D12-432 AND D14-1632 – 565, 573 AND 577 MAPLEVIEW DRIVE EAST (LOCKMAPLE INNISFIL INVESTMENTS LTD.)**
- 3. D12-433 AND D14-1633 – 680 LOCKHART ROAD (RAINSONG LAND DEVELOPMENT INC.)**

WARD: 9

DATE: OCTOBER 16, 2017

BACKGROUND AND PURPOSE

The purpose of this memorandum is to advise members of City Council of three public meetings regarding Zoning By-law Amendment and Plan of Subdivision applications that have been submitted by The Jones Consulting Group Ltd. on behalf of Bemp Holdings 2 Inc., Lockmaple Innisfil Investments Ltd. and Rainsong Land Development Inc. 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 2' in the Phase 1 lands located in the Hewitt's Secondary Plan Area.

Collectively, these three applications include approximately 110.61 hectares (273.4 acres) of land, located west of Yonge Street, south of Mapleview Drive East, east of Seline Crescent, and north of Lockhart Road. The subject lands are municipally known as 515, 565, 573 and 577 Mapleview Drive East, and 680 Lockhart Road. Taken together, the applications propose to accommodate 1,991 new residential units and supporting infrastructure. The unit mix as follows:

- 1,160 single-detached dwellings;
- 142 semi-detached dwellings;
- 493 townhomes; and,
- 196 mixed-use/apartment units.

In terms of the supporting community infrastructure, the applications propose one (1) stormwater management block, four (4) park blocks, two (2) elementary school blocks, one (1) community centre block and 7.02 hectares (17.34 acres) of Natural Heritage System (NHS) lands. The NHS lands, along with the

stormwater management, park and community centre blocks will eventually be dedicated 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 'Agriculture' (AG), 'Residential Private Service' (RPS) and 'Environmental Protection' (EP) pursuant to By-law No. 054-04 (Town of Innisfil). To proceed forward with the draft plans of subdivision, the applicants propose to rezone the subject lands to a mix of zones, to implement the land use designations in the Hewitt's Secondary Plan (Appendix 1). The owners submitted applications in February of 2017 and they were deemed complete in March of 2017.

DEVELOPMENT PROPOSALS

1. APPLICATION 1: D12-431 & D14-1628 – 515 MAPLEVIEW DRIVE EAST (BEMP 2 HOLDINGS INC.)

This application is proposing 516 new residential units over an area that is 19.45 hectares (48 acres) in size and does not include a Natural Heritage System (NHS) component. The unit mix proposed includes 288 single detached units, 32 street townhouse units and 196 mixed-use/apartment units. The development also proposes a shared stormwater management block with Application No. 2 (Appendix 2).

To accommodate this proposal, the applicant is seeking to amend the zoning by-law to:

- Neighbourhood Residential (R5) zone; and,
- Mixed-use (MU2-A) zone.

2. APPLICATION 2: D12-432 & D14-1632 – 565, 573 & 577 MAPLEVIEW DRIVE EAST (LOCKMAPLE INNISFIL INVESTMENTS LTD.)

This application is proposing 1,079 new residential units over an area that is 65.49 hectares (162 acres) in size and is located east and south of the Application No. 1 lands. The unit mix proposed includes 772 single-detached residential units and 307 street townhouse units. The development also proposes a shared stormwater management block with Application No. 1, an elementary school, four (4) park blocks, and includes a portion of the Natural Heritage System (7.02 hectares) (Appendix 3).

To accommodate this, the applicant is seeking to amend the zoning by-law to:

- Neighbourhood Residential (R5) zone;
- Institutional Elementary (I-E) zone;
- Open Space (OS) zone; and,
- Environmental Protection (EP) zone.

3. APPLICATION 3: D12-433 & D14-1633 – 680 LOCKHART ROAD (RAINSONG LAND DEVELOPMENT INC.)

This application is proposing 396 new residential units over an area that is 25.67 hectares (63.4 acres) in size and is located immediately east of the Application 2 lands. The unit mix proposed includes 142 single detached residential units, 100 semi-detached dwelling units and 154 back-to-back townhouse units along with an elementary school block and a community centre block (Appendix 4).

To accommodate this, the applicant is seeking to amend the zoning by-law to:

- Neighbourhood Residential (R5) zone;

- Mixed-use Node (MU1-A) zone;
- Institutional (I) zone; and,
- Institutional Elementary (I-E) zone.

NEIGHBOURHOOD MEETING

A neighbourhood meeting was held on June 21, 2017 for all three applications. Approximately 60 members of the public were in attendance. Primary comments from the public included:

- Concern with the overall density of the proposed developments;
- Range of housing types and sizes that will be available;
- The provision of public transit facilities and services;
- Traffic impacts and traffic calming opportunities;
- Servicing of the subject lands;
- Tree preservation;
- Walkability of the proposed development such as to and from potential amenity areas and the Natural Heritage System; and,
- Future maintenance of municipals services, such as stormwater management ponds.

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;
- 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.

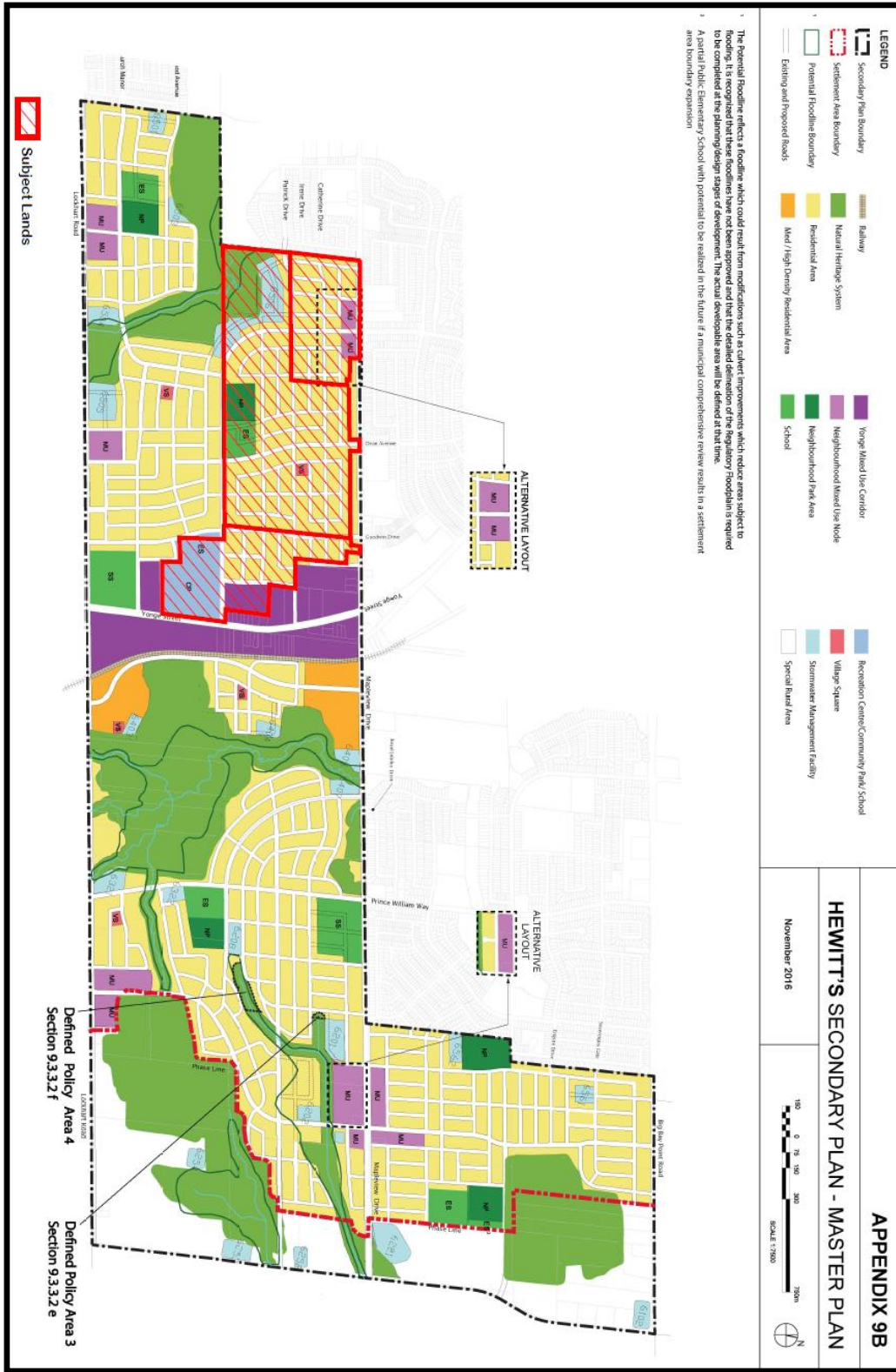
NEXT STEPS

A staff report is targeted for General Committee consideration in late November or early December of 2017 for the proposed Zoning By-law Amendments. Draft Plan of Subdivision conditions could be issued shortly thereafter.

For more information, please contact Andrew Gameiro, Planner at ext. 5038.

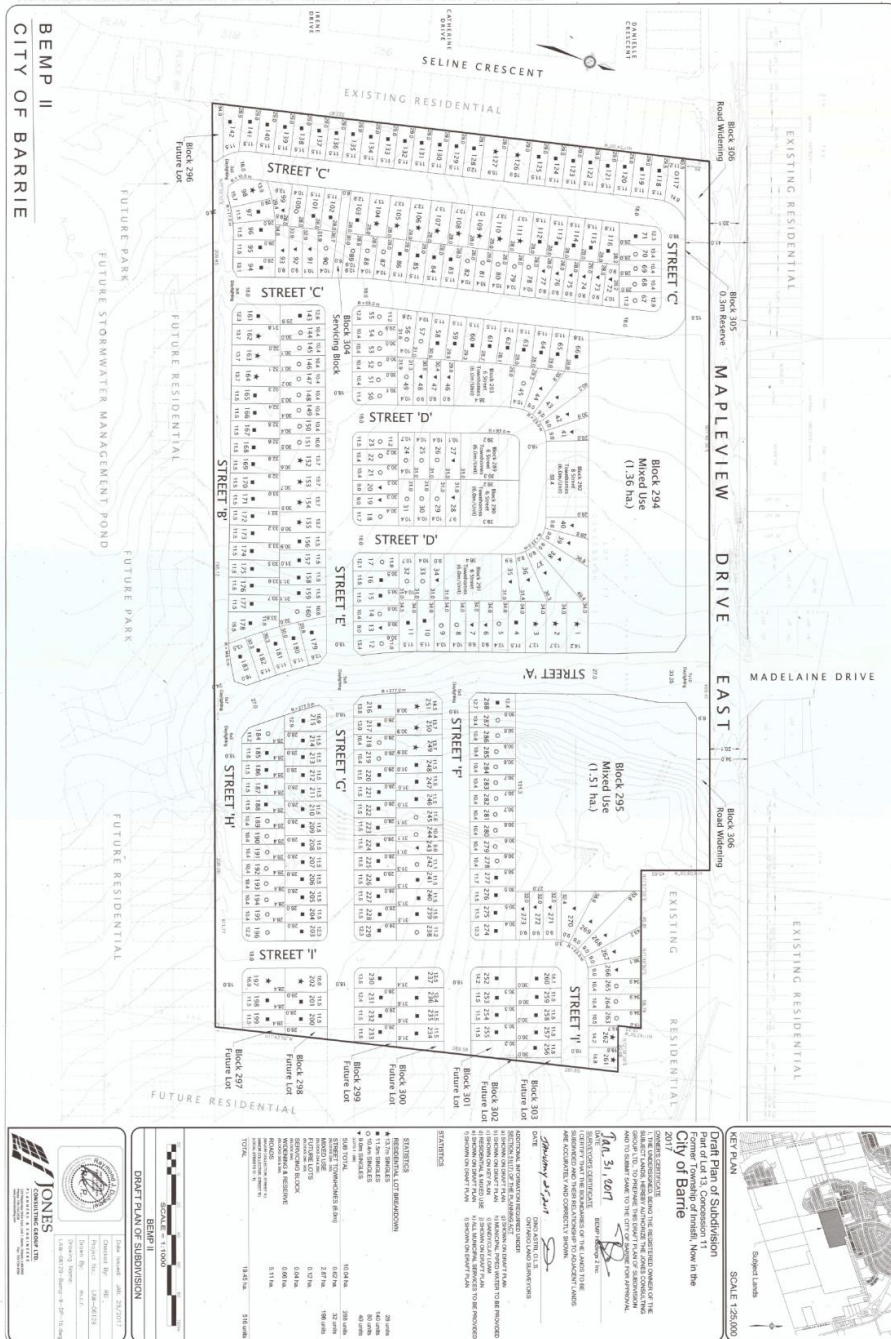
APPENDIX 1

Hewitt's Secondary Plan – Master Plan



APPENDIX 2

Application 1: D12-431 & D14-1628 – 515 Mapleview Drive East



APPENDIX 4

Application 3: D12-433 & D14-1633 – 680 Lockhart Road

