



GREAT GULF

PUBLIC MEETING

RAINSONG LAND DEVELOPMENT INC. (PHASE 2)
680 LOCKHART ROAD

APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION

CITY FILE NO. D30-003-2022

MAY 3, 2022

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

SUBJECT LANDS



Crisdawn Construction

Rainsong Land
Development
(Ph.1)

GG(9 Mile)

Ballymore
Building
(Barrie)

Crown (Barrie)
Developments

ASA
Development

Mattamy
Homes

Area:
• 24.5 ha

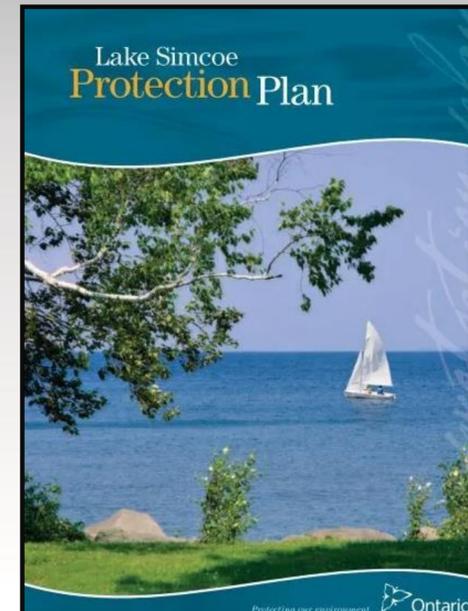
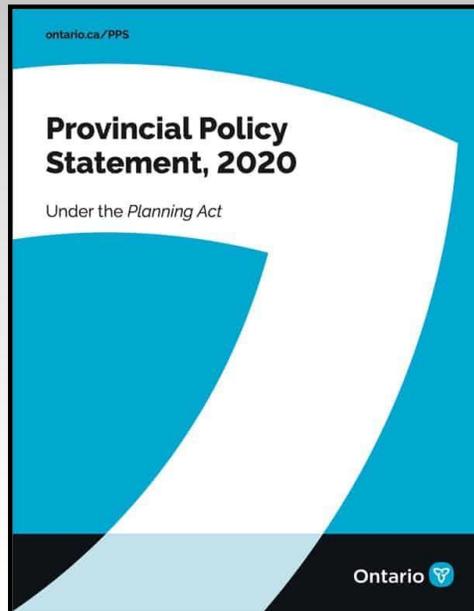
Frontage:
• 227m (Yonge St.)
• 593m (Lockhart Rd.)

Lockhart
Innisfil
Investments

Town of Innisfil

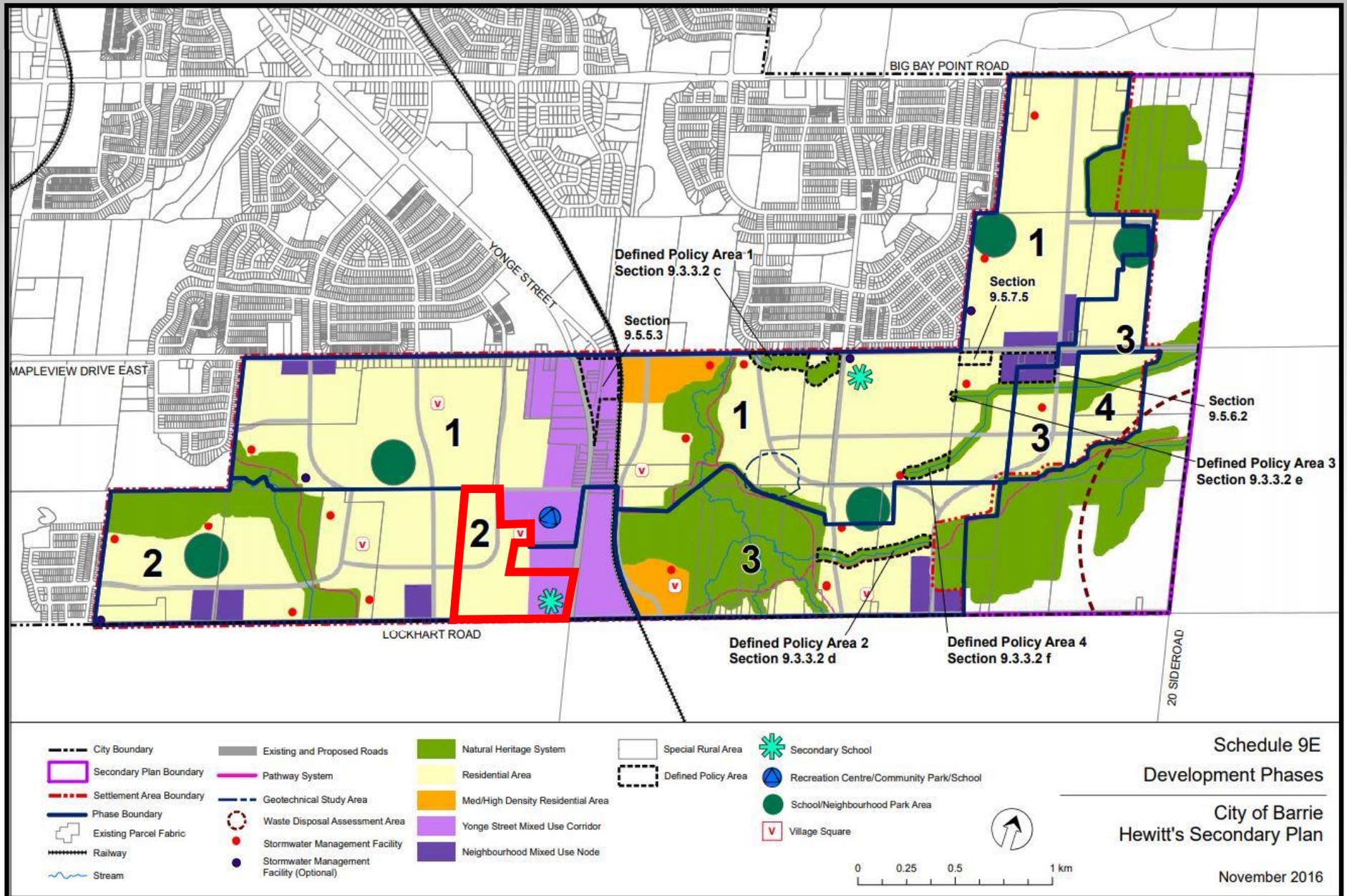
STROUD

PPS, GROWTH PLAN & LSPP

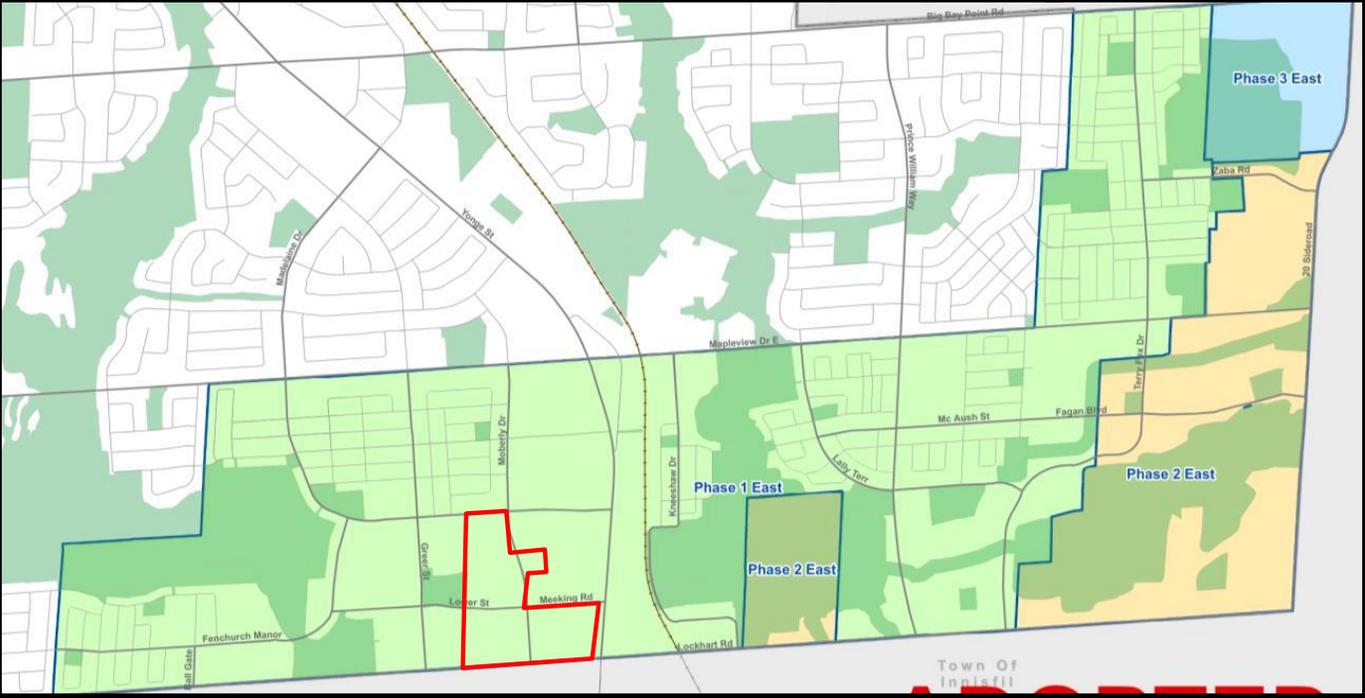
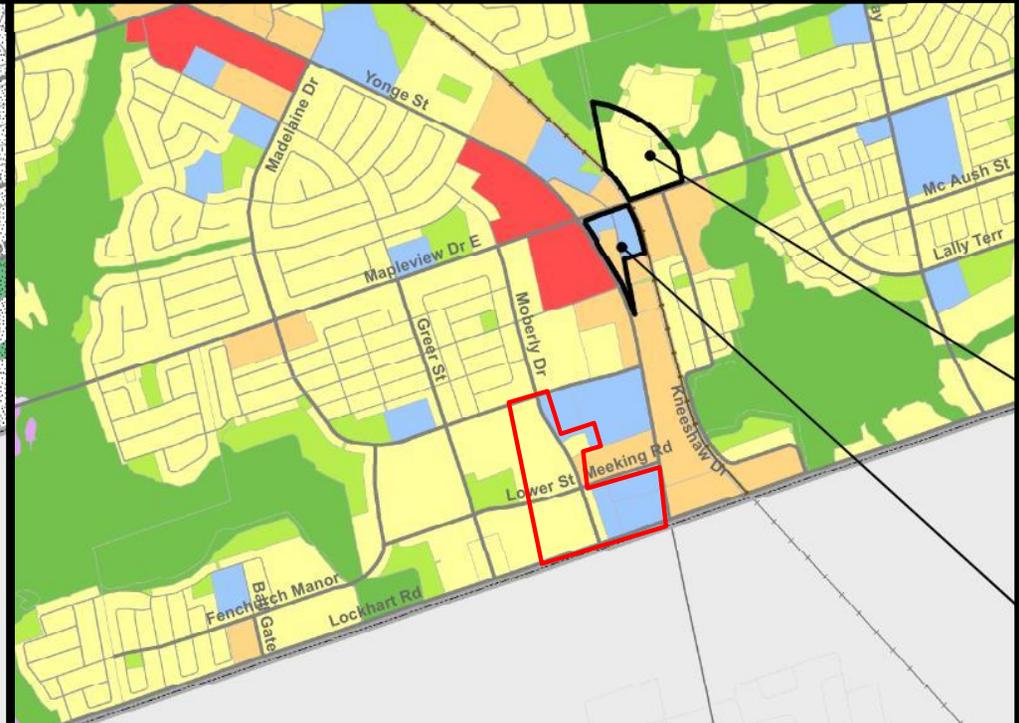
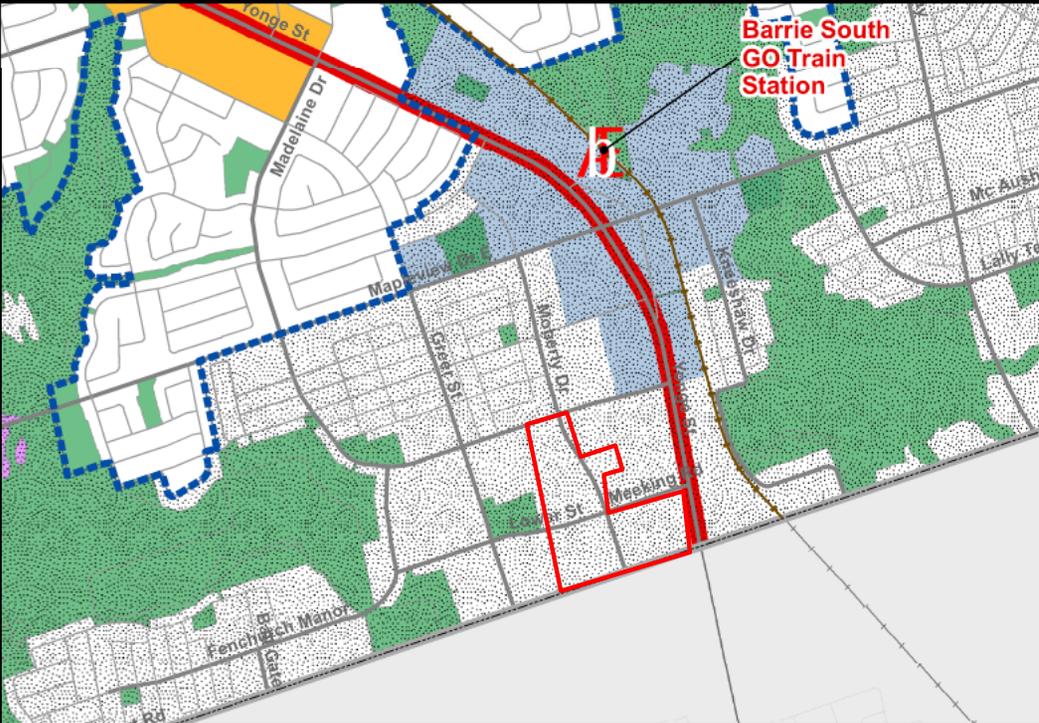


- Compact development that efficiently uses land.
- Optimize planned infrastructure.
- Range and mixture of housing types and land uses.
- Meets prescribed density targets.
- Protection of key natural heritage and key hydrologic features.
- Enhanced stormwater management and Low Impact Development.

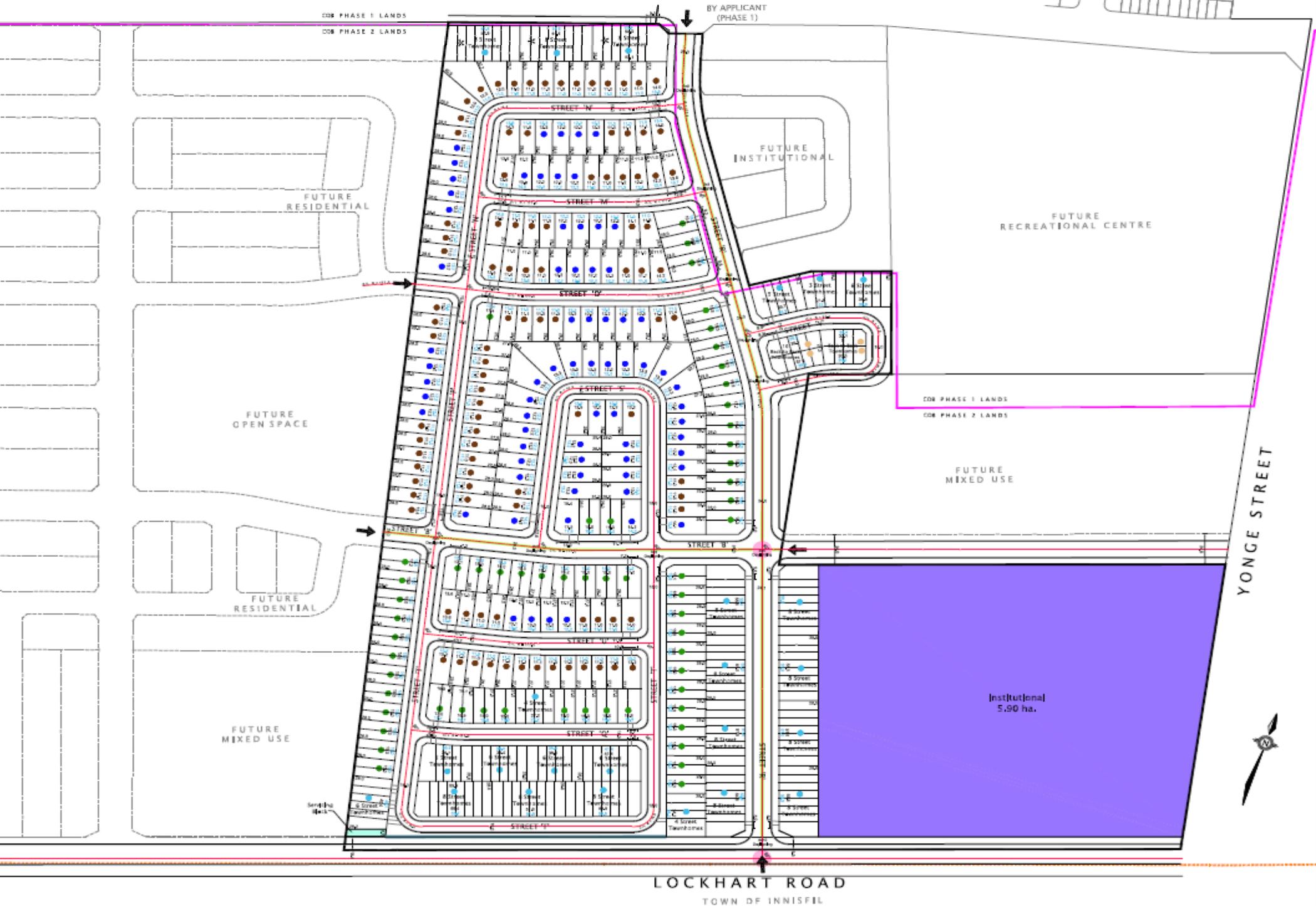
HEWITT'S SECONDARY PLAN



NEW OFFICIAL PLAN (AWAITING MMAH APPROVAL)



APPROVED CONFORMITY PLAN



LOCKHART ROAD
TOWN OF INNISFIL

SUPPORTING INFORMATION

REPORTS

- Planning Justification Report (Jones Consulting)
- Transportation Design Manual Review (JD Engineering Inc.)
- Traffic Analysis & Functional Design Review (JD Engineering Inc.)
- Functional Servicing & Stormwater Mgmt. Report (SCS Consulting)
- Hydrogeological Assessment (R.J. Burnside & Associates)
- Geotechnical Investigation (exp.)
- Environmental Noise Feasibility Study (Valcoustics Canada Ltd.)
- Archaeological Assessment (Archaeological Assessments Ltd.)
- Species at Risk Assessment (Azimuth Environmental Consulting Inc.)

PLANS

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Tree Inventory & Preservation Plans (JDB Associates Ltd.)
- Zoning By-law Amendment Schedule

DRAFT PLAN OF SUBDIVISION



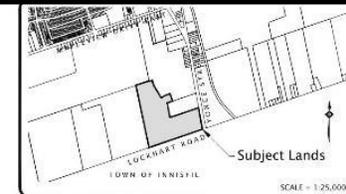
Residential Uses	
Unit Type	No. of Residential Uses
11.6 metre Singles	52
10.1 metre Singles	142
15.0 metre Semi-detached (7.5m/unit)	118
Street Townhouses (6.1m/unit)	147
Future Block	8
Other Land Uses	
Future Development/Road	-
Institutional (School)	-
Stormwater Management Drainage	-
Road Widening / 0.3 Reserves	-
Roads & Lanes	-
TOTAL	467

TOTAL AREA = 24.47 HA.
PEOPLE/JOB PER HA. = 60
UNITS PER HECTARE

- **LOW DENSITY = 28.6 UPH**
- **MEDIUM DENSITY = 50 UPH**

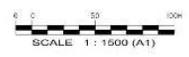


PEDESTRIAN CIRCULATION PLAN



Pedestrian Circulation Plan
 Part of Lot 15, Concession 11
 Geographic Township of Innisfil,
 City of Barrie
 Rainsong – Phase 2
 2022

- Legend**
- Draft Plan Boundary
 - Single Sided Sidewalk
 - Double Sided Sidewalk
 - Conceptual Pathway System
 - Potential Transit System Route
 - Key Pedestrian Intersections ●



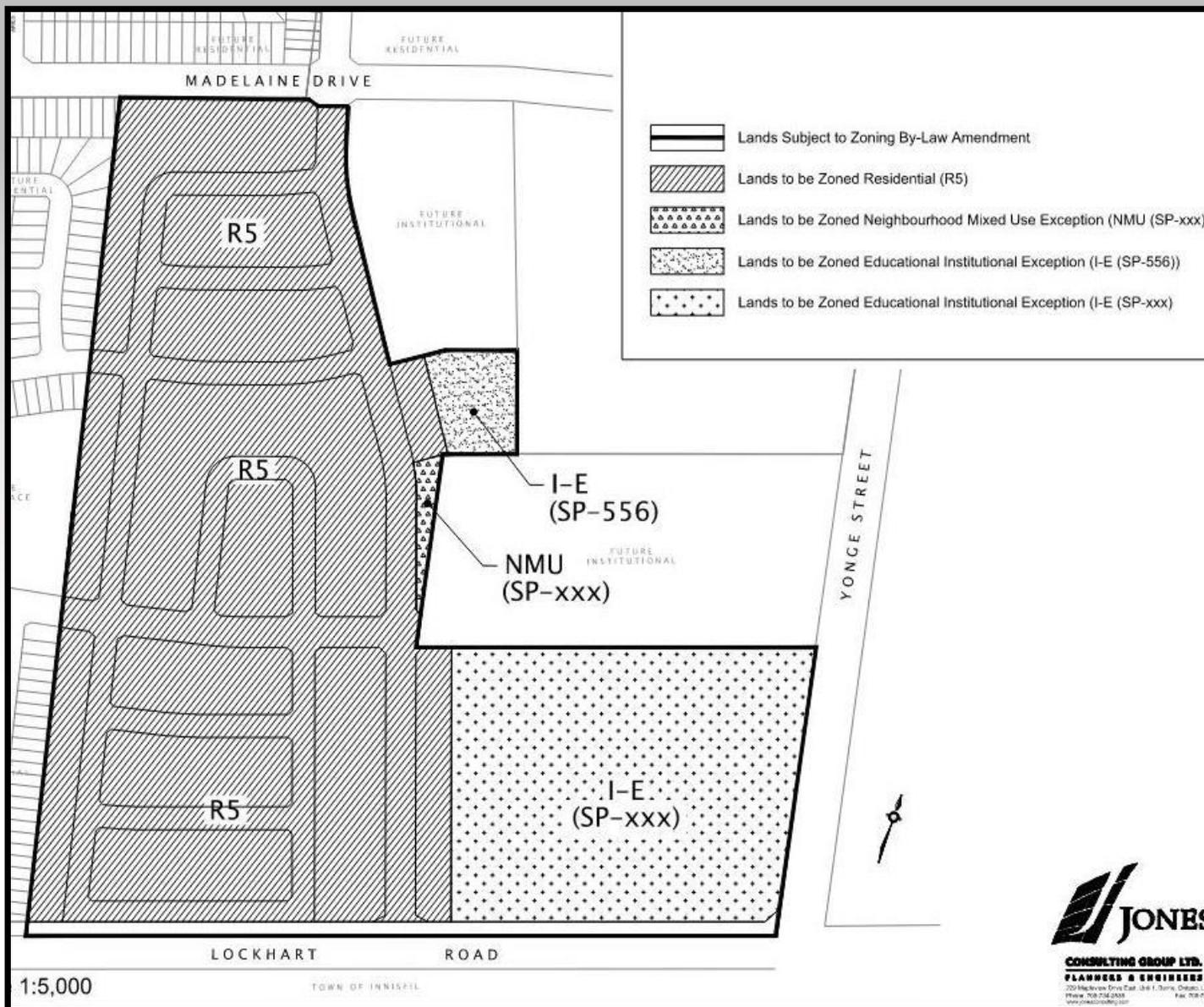
RAINSONG – PHASE 2
BARRIE, ONTARIO
PEDESTRIAN CIRCULATION PLAN

Date Issued: FEB 9, 2022
 Checked By: RD
 Project No.: RAI-15186
 Drawn By: m.c.r.
 Drawing Name: RAI-15186-PH-2-PedPlan.dwg



RAINSONG DEVELOPMENT INC.
PHASE 2
CITY OF BARRIE

PROPOSED ZONING BY-LAW



PROPOSED ZONES

Neighbourhood Residential (R5)

- Single Detached
- Semi-Detached
- Street Townhomes

Neighbourhood Mixed Use Exception (NMU (SP-xxx))

- Provides flexibility on built form pending development to the east.

Educational Institutional Exception (I-E (SP-556))

- Permit institutional or residential use similar to Phase 1 block to the north.

Educational Institutional Exception (I-E (SP-xxx))

- Permit institutional or residential use.

SAMPLE BUILDING TYPES (TOWNHOUSES & SEMI-DETACHED)

