
TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT – 680 LOCKHART ROAD (PHASE 2)

WARD: 9

PREPARED BY AND KEY CONTACT: A. GAMEIRO, RPP, SENIOR PLANNER, EXT. 5038

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group Ltd., on behalf of Rainsong Land Development Inc., to rezone the southern half of lands municipally known as 680 Lockhart Road from 'Agriculture General' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Educational Institutional – Special Provision No. XXX' (I-E)(SP-XXX) and 'Educational Institutional – Special Provision No. 556 (I-E)(SP-556) be approved.
2. That the written and oral submissions received relating to this application, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV012-23, one oral submission received from a member of the public and comments from technical staff and agencies.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment application submitted by The Jones Consulting Group Ltd., on behalf of Rainsong Land Development Inc., for lands known municipally as 680 Lockhart Road (see Appendix "A" – Proposed Zoning By-law Amendment).
5. The effect of the application would be to permit the development of a residential subdivision with a total of 467 residential units consisting of the following:
 - a) 194 single detached units;
 - b) 118 semi-detached units;
 - c) 147 street townhouse units (Blocks 254 - 274);

- d) 1 future development block with 8 units (Block 275);
- e) 1 institutional (elementary school) block associated with the Phase 1 lands and 1 institutional (secondary school) (Blocks 278 & 279); and,
- f) 10 Municipal Streets (Street "A" to Street "J").

Table 1. Draft Plan of Subdivision Statistics

DRAFT PLAN OF SUBDIVISION STATISTICS		
Residential Uses	No. of Residential Units	Area (ha)
11.6 metre singles	52	1.75
10.1 metre singles (corner)	142	4.32
15 metre semi-detached	118	2.55
Street Townhouses	147	2.75
Future Block	8	0.14
Other Land Uses		
Future Development/Road	-	0.15
Institutional (School)	-	6.39
Stormwater Management Drainage	-	0.01
Road Widening/0.3 Reserves	-	0.67
Roads & Lanes	-	5.74
Total	467	24.47

- 6. The proposed Draft Plan of Subdivision is detailed in Appendix "B" to this report. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346). The lands to be zoned 'Institutional' will be developed under a separate Site Plan Control application should the proposed Zoning By-law Amendment be approved.
- 7. With the conclusion of the technical review and public consultation process, which included a public meeting on May 3, 2022, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), the City of Barrie Official Plan (2010), and the Hewitt's Secondary Plan. As such, this application is being recommended for approval.

Site and Location

- 8. The subject lands are legally described as Part of South half of Lot 15, Concession 11, Formerly Town of Innisfil, and are known municipally as 680 Lockhart Road. The lands are 24.47 hectares (60.46 acres) in area with approximately 593 metres of frontage on Lockhart Road and 227 metres of frontage on Yonge Street. The property is located on the north side of Lockhart Road and the west side of Yonge Street, within Phase 2 of the Hewitt's Secondary Plan Area.
- 9. The existing land uses surrounding the subject property are as follows:
 - North: The GG (9 Mile) Limited and Rainsong Land Development Inc. Phase 1 lands (D12-432 & D12-433) which have been draft approved for residential development. The subdivisions include a mix of uses including: residential units, schools, municipal parks, a recreation centre, and stormwater management facilities.
 - South: Lockhart Road and existing agricultural lands that are located outside of the City of Barrie within the Town of Innisfil.

- East:** Existing agricultural lands owned by Rainsong Land Development Inc. (D12-433) and Crown (Barrie) Development Limited (D30-005-2021) that are intended to develop in accordance with the Hewitt's Secondary Plan. The draft plan approved portion of the Rainsong lands contains blocks for the future use of a recreation centre, library, and elementary school in addition to residential uses and the Crown Development lands will provide residential units.
- West:** Existing agricultural lands within Phase 2 of the Hewitt's Secondary Plan Area owned by Mattamy (Lockhart) Limited that recently received zoning approval ([File: D30-012-2021](#)) and are subject to a draft plan of subdivision application that is currently under review. This property is known municipally as 620 Lockhart Road and will provide 613 dwelling units as well as blocks for mixed use, parkland and stormwater management.

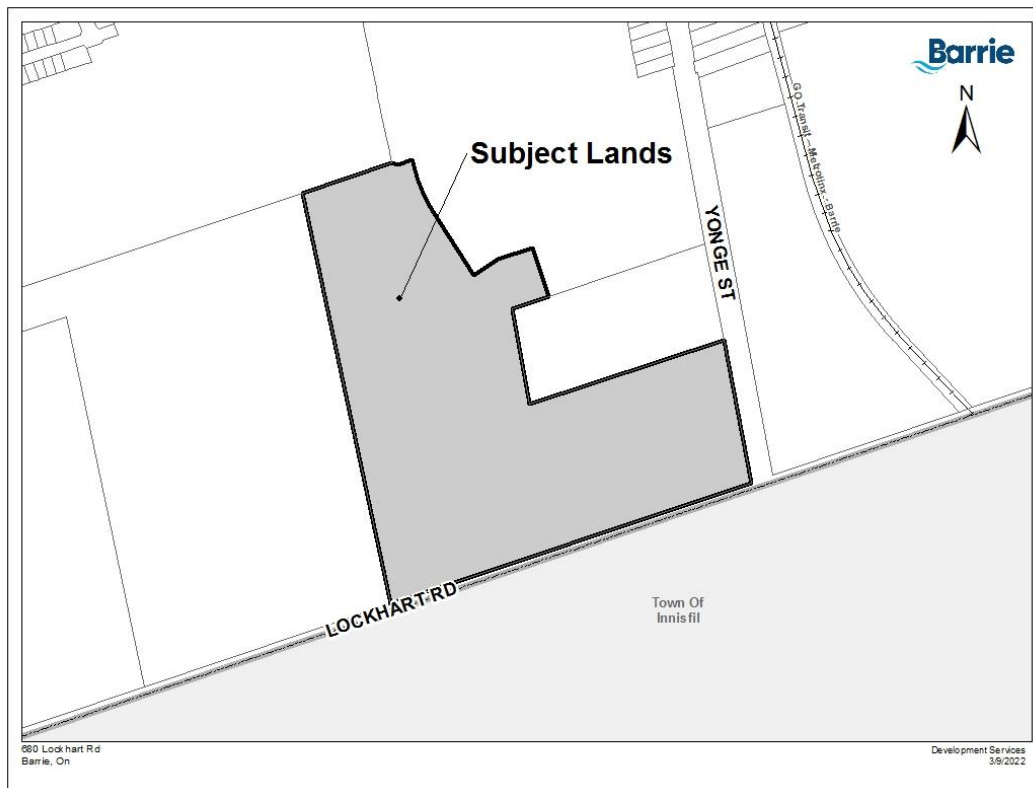


Figure 1: Location Map - 680 Lockhart Road (Phase 2)

Existing Policy

10. The Official Plan includes the Hewitt's Secondary Plan and designates the subject property as 'Residential Area' and 'Yonge Street Mixed Use Corridor' within Phase 2 (see Appendix "C" – Hewitt's Secondary Plan Phasing). The subject parcel is currently zoned 'Agricultural General' (AG) pursuant to the Town of Innisfil Zoning By-law 054-04 which remains in effect by virtue of the Barrie-Innisfil Boundary Act.
11. The predominant use of the 'Residential Area' designation shall be for a range of low and medium density residential uses which will be predominately ground related development in addition to related uses such as parks, schools, and places of worship. The predominant use of lands within

the Mixed Use Nodes and Corridors designation will include medium and high density residential, commercial, and institutional uses. The proposed Zoning By-law Amendment is required to implement the land use framework of the Hewitt's Secondary Plan.

Background Studies

12. In support of the application, the following reports were submitted. Copies of the submission materials are available online on the City's Proposed Developments webpage under [Ward 9 – 680 Lockhart Road](#).
- Planning Justification Report (The Jones Consulting Group Ltd., dated February 2022)
 - Functional Servicing and Stormwater Management Report (SCS Consulting Group Ltd., dated February 2022)
 - Stage 1-3 Archaeological Assessment (Archaeological Assessments Ltd., dated July 11, 2014)
 - Geotechnical Investigation (exp., dated February 3, 2021)
 - Hydrogeological Assessment (RJ Burnside, dated February 2022)
 - Transportation Design Manual – Conformity Review (JD Northcote Engineering Inc., dated February 4, 2022)
 - Traffic Analysis and Functional Design Review (JD Northcote Engineering Inc., dated February 9, 2022)
 - Environmental Noise Feasibility Study (Valcoustics Canada Ltd., dated February 3, 2022)
 - Species at Risk Assessment (Azimuth Environmental Consulting, dated January 25, 2022)
 - Pedestrian Circulation Plan (The Jones Consulting Group Ltd., dated February 9, 2022)
 - Boundary Tree Inventory/Preservation Plan (John D. Bell Associates Limited, dated December 5, 2019)

Neighbourhood Meeting

13. A Neighbourhood Meeting was not scheduled 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.

Public Meeting

14. A Statutory Public Meeting was held on March 3, 2022 to present the subject application to Planning Committee and the public. One member of the public identified concerns related to the lack of affordable housing units and accessible units and the tree canopy.

Department and Agency Comments

15. The subject application was circulated to staff in various departments and to external agencies for review and comment.
16. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments indicating they have no objection to the approval of the proposed Zoning By-law Amendment and Draft Plan of Subdivision. The LSRCA will address the technical review comments through the detailed design submission. Recommended conditions of approval for the plan of subdivision were provided for the City's consideration.
17. Development Services – Approvals staff identified no concerns with the proposed rezoning. Staff noted that the Functional Servicing Report appears to generally support the proposed development. Staff comments can be addressed during detailed design review. Staff further noted that servicing

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- is contingent on the development of infrastructure in the surrounding area and advised that servicing will be reviewed further at the detailed design stage.
18. Development Services – Parks Planning staff advised that they have no comments on the proposed Zoning By-law Amendment.
 19. Environmental Sustainability (Business Performance and Environmental Sustainability) provided comments indicating the proposed development will be eligible for Municipal Curbside Collection Services, including recycling and organics programs.
 20. Environmental Compliance (Business Performance and Environmental Sustainability) noted that information regarding internal stormwater management and site drainage, erosion and sediment controls, and sanitary connections must be provided for full review. These matters will be addressed through the Draft Plan of Subdivision process. It is noted that a Site Alteration Permit, Discharge Agreement, and a Fill Management Plan will be required.
 21. The City's Fire and Emergency Services Department advised that they do not have any concerns with the proposed rezoning.
 22. The City's Finance Department provided applicable development charges/fees associated with the future development of this site.
 23. The Infrastructure Department - Water Operations Branch have indicated no concerns with the proposed rezoning and noted that a detailed review will be provided through the Draft Plan of Subdivision process.
 24. Development Services - Transportation Planning is supportive of the application. Comments were provided regarding the extension of Street 'B' to the east in coordination with the proposed development at 1012 Yonge Street (Crown Development). Detailed design will be addressed through the Draft Plan of Subdivision process and will require the submission of a Neighbourhood Traffic Calming Management Plan to identify locations for permanent traffic calming measures.
 25. Transit staff advised that they have no comments on the proposed rezoning.
 26. Enbridge Gas does not object to the proposed applications however reserves the right to amend or remove conditions of any subsequent draft approval for the proposed subdivision.
 27. Bell Canada and Canada Post outlined conditions to be incorporated into the conditions of approval of the Draft Plan of Subdivision and have no objection to the application.
 28. InnPower provided no objections to the application. The developer is to contact InnPower to discuss hydro requirements for this development to ensure adequate power supply is available.
 29. The Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board provided comments indicating no objection to the proposed development. They confirmed that their standard notification clauses would be required through the Draft Plan of Subdivision process advising prospective purchasers that pupils generated by the proposed development may need to be transported to/accommodated in facilities outside of the neighbourhood, if required. It is understood that any modifications to the design of the proposed school blocks would be addressed through subsequent Draft Plan of Subdivision and Site Plan Control applications, provided the subject application is approved.

ANALYSIS

Policy Planning Framework

30. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

31. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>
32. The proposed development is consistent with this legislation given that it is located within the settlement area of Barrie; will utilize planned and available infrastructure (sewage, water and waste management systems) and public service facilities such as transit and schools; provides for a variety of residential units; provides a compact form of development that minimizes impacts to climate change; and is designed with a pedestrian-oriented built form with pedestrian connections to municipal sidewalks to support active transportation.

Provincial Policy Statement (2020) (PPS)

33. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
34. The PPS contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses; avoiding land use patterns which may cause public health and safety concerns and promoting efficient and cost effective development.
35. The PPS further states that new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e. transit) to accommodate projected needs. Intensification and redevelopment are promoted to meet projected population growth for the next 20 years.
36. Staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020). The subject lands

are located within an area identified for the type of development that is proposed and the proposed development has been designed to efficiently use land, infrastructure and public service facilities and provide a range of uses to meet projected growth.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended

37. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
38. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
39. Section 2.2.7 of the Growth Plan requires that all new development occurring in designated greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 50 residents and jobs combined per hectare. The minimum density target is measured over the entire designated greenfield area of each upper or single-tier municipality excluding natural heritage features and systems, floodplains, rights-of-way, employment areas and cemeteries.
40. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure, including the City's transit service. A density of approximately 60 persons and jobs per developable hectare is proposed which exceeds the minimum requirements of the Growth Plan. The proposal provides a range of housing options including a variety of single detached, semi-detached, and street townhouse dwelling units as well as a school site to support the achievement of a complete community.
41. Staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all of the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

Lake Simcoe Protection Plan (LSPP)

42. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA has provided comments noting that they do not have any objections to the approval of the subject application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

City of Barrie Official Plan (OP)

43. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards and private enterprise and municipal initiatives. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The OP can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202017.pdf>
44. There are a number of policies in the Official Plan that generally support the proposed development. Sections 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
45. Section 2.3 (d) of the Official Plan states that new housing stock will include a large percentage of single detached units and a growing percentage of multiple family development at medium and high densities to provide a complete range of housing options. Section 2.3 (g) identifies that mixed land uses and increased density represent an opportunity to develop complete communities. The proposed development is consistent with this policy by proposing a range of low and medium density housing types with appropriate built form, includes provision for a secondary school, utilizes existing and planned infrastructure and services, and supports the use of public transit.
46. Policies 3.3.2.1(a), (b), and (g) encourage a varied selection of housing types with regard to size, density, and tenure, support programs and policies encouraging a wide range of housing opportunities including rental housing, and direct new residential development be at densities that are consistent with the Official Plan. The proposed development supports these policies by proposing a mix of housing types which include single detached units with a range of lot frontages as well as semi detached units and street townhomes. Semi-detached units and street townhouse units are considered more attainable forms of housing than traditional single detached dwelling units. The applicant has identified that second suites are permitted within the units which may further increase the availability of more affordable forms of housing and will contribute to the City's rental housing stock.
47. Section 3.3.2.2 identifies a goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criteria for affordable housing is identified as the least expensive of:
- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households or,
 - A Housing unit for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, as noted above, the developer has included more attainable forms of housing such as semi-detached and townhouse units, as well as the possibility of second suites as a means of increasing affordable options in the area by creating additional dwelling units at the time of the initial building permit.

Hewitt's Secondary Plan

48. The Hewitt's Secondary Plan establishes a detailed planning framework for the future urban development of the Hewitt's Secondary Plan Area. The Hewitt's Secondary Plan Area is comprised of five residential districts and the Yonge Street mixed use corridor. The Hewitt's Secondary Plan can be found in its entirety here: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>
49. Policy 9.2.4.4 identifies that lands designated 'Residential Area' permit a range of low and medium density residential uses which will be predominantly ground related development. It also identifies that residential areas be organized so that residents are generally within a five (5) minute walk of park or community facilities. The proposal conforms to this policy as the development provides for a mix of housing types (194 single detached units, 118 semi-detached units, 147 street townhouse units and 8 future lots/blocks) and is within a five minute walk of planned parks, schools and community facilities. Additionally, this proposal will provide street and sidewalk connections to existing and proposed subdivisions adjacent to the subject lands.
50. Policy 9.2.8 identifies that the average density for population and employment for the Hewitt's and Salem Secondary Plan Areas is 50 persons and jobs per hectare for both the developable plan areas combined. The proposal conforms to this policy as the development provides a density of approximately 60 persons and jobs per developable hectare with 467 units resulting in a total of 1,270 persons based on 2.72 persons per unit and 63 jobs generated from home-based businesses, assuming an average of 5.5% per population. The proposal also includes a secondary school block which would generate approximately 150 jobs (i.e. as a comparison, St. Peter's Catholic High School has approximately 175 full time staff).
51. Policy 9.2.4.3 identifies 'Mixed Use Nodes and Corridors' as the most urban component of the Hewitt's Secondary Plan area providing for the densest development and highest order of activities including medium and high density residential, retail and service commercial, business, live-work, institutional and cultural uses. Mixed use development is encouraged but development also may occur in single purpose buildings. A catholic high school is proposed for Block 279 which is the area of the subject lands identified as Yonge Street Mixed Use Corridor. Institutional uses are permitted within mixed use corridors and a school will contribute to the concept of a complete community by providing lands for a high school to service the surrounding area.
52. Section 9.5.4 and 9.5.5 provide policies that guide development within the Yonge Street Mixed Use Corridor. A variety of residential, institutional and office uses and community facilities are permitted including institutional uses. The design of development within the Yonge Street Mixed Use Corridor shall be guided by the following relevant policies:
 - a) A variety of building heights is encouraged with the highest buildings orientated to the major intersection.
 - b) Height – minimum 5 metres for commercial buildings and three storeys for other development, provided that where Mixed Use Nodes or Corridors are located on a collector road internal to a residential area or with frontage on Lockhart Road, the minimum height shall be two storeys.
 - c) Density - Minimum floor space index (FSI) of 0.5 and a maximum FSI of 2.5.
 - d) Buildings should be located close to the street line and massed at intersections to establish a strong street edge.

- e) The design of development must encourage pedestrian traffic and facilitate access to public transit.
 - f) Surface parking should be minimized and located away from the street frontage and not be permitted in front of buildings.
 - g) Development must conform to the Urban Design Guidelines developed for the Yonge Street streetscape.
53. The block of land designated as Yonge Street Mixed Use Corridor has been proposed for a future catholic high school in accordance with Schedule 9C – Land Use of the Hewitt's Secondary Plan. Should the school board decide that the lands are not required for a school development, the Neighbourhood Mixed Use (NMU) Zone provisions will apply to the lands. A future Site Plan Control application will ensure that the development criteria in Sections 9.5.4 and 9.5.5 are appropriately addressed.
54. Policies 9.6.4 and 9.6.5 require that all new urban development in the Hewitt's Secondary Plan Area be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 9.7.3.2 of the Hewitt's Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City is satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services – Approvals and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements/extensions would be adequately addressed at the time of detailed design should Council approve the subject application.
55. Staff have reviewed the relevant policies in detail and are of the opinion that the range of housing opportunities, variety of uses and the overall neighbourhood design of the proposed development achieves the required density targets in the Hewitt's Secondary Plan. The proposal also achieves the design goals of the Secondary Plan, including the development of compact built-form across an integrated grid-street pattern to support efficient service delivery, neighbourhood access, and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Hewitt's Secondary Plan.

Comprehensive Zoning By-law 2009-141

56. As noted above, the application proposes to rezone the lands from 'Agricultural General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Educational Institutional – Special Provision No. 556' (I-E)(SP-556) and 'Educational Institutional – Special Provision No. XXX' (I-E) (SP-XXX) in accordance with the provisions and standards of the City's Comprehensive Zoning By-law 2009-141, as amended.
57. The proposed zoning by-law amendment, as depicted in Schedule A, will result in the following:
- a) Neighbourhood Residential (R5) Zone will facilitate the development of 467 residential dwellings.
 - b) Neighbourhood Multiple Residential (RM3) Zone allows for flexibility of the final built form pending the outcome of discussions on the exchange of lands between Crown (Barrie) Developments Inc. and Rainsong Land Development Inc., to facilitate the future development of lands known municipally as 1012 Yonge Street. For reference, 1012 Yonge

Street is currently subject to active Official Plan and Zoning By-law Amendment applications ([File: D30-005-2021](#)) for the development of 1,029 residential units and commercial space in the form of multi-residential buildings and townhouse units.

- c) Educational Institutional – Special Provision No. XXX (I-E)(SP-556) Zone permits R5 residential uses should the adjacent developer or the public school board not acquire these lands as an addition to the elementary school proposed to the north on the first phase of the overall subdivision development, which is also owned by the applicant.
 - d) Educational Institutional – Special Provision No. XXX (I-E) (SP-XXX) Zone will permit the future development of a catholic secondary school with a special provision to permit uses in accordance with the NMU Zone provisions should the school board not acquire the secondary school block.
58. The applicant is not requesting any special R5 Zone provisions and intends to develop the property in accordance with the requirements of the Zoning By-law. Additionally, the applicant is not requesting any special RM3 Zone provisions, as the lands subject to this zoning designation will be transferred to Crown Developments property to the east, known municipally as 1012 Yonge Street. Any special provisions required for the RM3 Zone lands will be addressed through the consideration of the active Official Plan and Zoning By-law Amendment applications for 1012 Yonge Street ([File: D30-005-2021](#)).

Draft Plan of Subdivision and Site Plan Control

59. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346), and staff would be in a position to approve the associated Draft Plan of Subdivision.
60. The Institutional (secondary school) block would be subject to Site Plan Control per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control will address the development and design of this block in regard to built form, setbacks, building orientation/placement/massing, parking, landscaping and lighting. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets. Growth management conditions related to the development will be incorporated into the Draft Plan of Subdivision approval process.
61. In terms of the subdivision process, the developer will be responsible for the initial capital costs and maintenance for a two year period for all new infrastructure required to support this development. Following assumption of this subdivision at the end of the maintenance period, the infrastructure will then be transferred into City ownership. At this time, the costs associated with asset ownership including maintenance and operations, lifecycle intervention expenses, and the contributions to reserves to support the ultimate replacement and possible disposition of the assets in the long-term, will be carried by the community.

Summary

62. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the provision of 194 single detached units, 118 semi detached units, 147 street townhouse units, a future 8 unit block and an institutional block are considered appropriate, are consistent with the Provincial Policy Statement (2020) and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Lake Simcoe Protection Plan, the City's Official Plan and the Hewitt's Secondary Plan.

63. At this time, there are no further matters that impact the processing of the subject rezoning application and as such, it is being recommended for approval.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

64. There are no environmental and climate change impact matters related to the recommendation.

ALTERNATIVES

65. The following alternatives are available for consideration by Planning Committee:

Alternative #1 Planning Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agricultural General' (AG) zoning over the subject property.

This alternative is not recommended as this proposal forms part of the lands that were annexed on January 1, 2010, with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with all Provincial and municipal policies as noted throughout the analysis section of this report.

FINANCIAL

66. The subject application, if approved, would permit the development of 194 single detached units, 118 semi-detached units, 147 street townhouse units and 8 future units for a total of 467 residential dwelling units. It is not possible to estimate the assessed value of the subject property at this time; however, assessed value of the future development is anticipated to be far greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this report.
67. At this time, it also is not possible to provide estimates of the building permit fees that will be collected as building permits are not expected until 2024 or 2025 at the earliest. If approved, building permit fees will be collected at the time of submission of building permit applications.
68. Current development charges for the proposed development are \$87,281.00 per single/semi-detached unit, and \$69,088.00 per townhouse unit. The development charge revenue for the proposed development is estimated to be in the order of \$37,387,608.00. Development charges for hard services would be paid at the time of execution of the subdivision agreement. Development charges for soft services are also required to be paid at the time of execution of the subdivision agreement for the first 2000 units in the secondary plan area. Once 2000 units have been registered in the secondary plan area, development charges for soft services are paid at the time of issuance of a building permit.
69. The education levy for residential uses is currently \$4,283.00 per unit, representing a total education levy of approximately \$1,965,897.00.
70. The cash in lieu of parkland contribution will be required and is currently \$3,693.00 per residential unit, which represents a total of approximately \$1,695,087.00.
71. A Finance Administration fee will be collected at the time of issuance of the building permit at a rate of \$82.50 per dwelling unit.

72. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

LINKAGE TO 2022–2026 STRATEGIC PLAN

73. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- ☒ Affordable Place to Live – Encourage a range of housing options to make housing attainable

The proposed development contains a variety of housing types, over 50 percent of which is in the form of semi-detached and street townhouse units which are generally more affordable than traditional single-detached dwelling units. The proposed zoning designation for the subject property would also permit the creation of second suites, which would contribute to the City's rental housing stock.

- ☒ Community Safety – Address speeding and aggressive driving to ensure street and pedestrian safety; and,

- ☒ Infrastructure Investments – Support active transportation and pedestrian connections.

The proposed development would include traffic calming infrastructure, the design of which would be undertaken through the detailed design process associated with the Draft Plan of Subdivision Application. Additionally, all collector roads would also include dual sidewalks, while all local roads would include at least one sidewalk to provide a safe transportation network for pedestrians. Finally, the modified grid street system and shorter block lengths proposed in the subdivision would further support efficient active transportation.

- ☒ Thriving Community – Expand and maximize access to parks and recreation opportunities

The proposed development forms Phase 2 of a larger development by Rainsong Land Developments Inc. on the subject property, known municipally as 680 Lockhart Road. Phase 1 of the development, which is located on the northern half of the subject property, includes a 7.29 hectare (18 acres) community centre block. The block is located immediately east of Institutional Block 278, as identified on the Draft Plan of Subdivision in Appendix "B". Additionally, the proposed development would also be serviced by approved and planned parks on lands located immediately to the west and northwest of the subject property, many of which have received Draft Plan Approval and are proceeding towards registration. Finally, the proposed development also includes elementary and secondary school blocks which may offer additional recreation opportunities during off-peak hours.

The proposed community centre and school blocks, along with approved and/or planned park blocks on surrounding lands would provide recreation opportunities for the future residents of the proposed development.

Attachments: Appendix "A" – Proposed Zoning By-law Amendment
Appendix "B" – Draft Plan of Subdivision
Appendix "C" – Hewitt's Secondary Plan Phasing

APPENDIX "A"

Proposed Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-XX

A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures, formerly in the Town of Innisfil, now in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 to rezone lands being Part of South half of Lot 15, Concession 11, Formerly Town of Innisfil and known municipally as 680 Lockhart Road, shown on Schedule "A" to this By-law from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Educational Institutional – Special Provision No. 556' (I-E)(SP-556) and 'Educational Institutional – Special Provision No. XXX' (I-E) (SP-XXX) in City of Barrie By-law 2009-141.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change from 'Agricultural General' (AG) in Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Educational Institutional – Special Provision No. 556' (I-E)(SP-556) and 'Educational Institutional – Special Provision No. XXX' (I-E)(SP-XXX) in City of Barrie By-law 2009-141, in accordance with Schedule "A" attached to this By-law.
2. **THAT** residential uses shall be permitted in the 'Educational Institutional – Special Provision No. 556' (I-E)(SP-556) Zone in accordance with the permitted uses and standards of the 'Neighbourhood Residential' (R5) Zone.
3. **THAT** lands zoned 'Educational Institutional – Special Provision No. XXX' (I-E)(SP-XXX) Zone may be developed and used in accordance with the provisions of the Neighbourhood Mixed Use (NMU) Zone.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of ____, 2023.

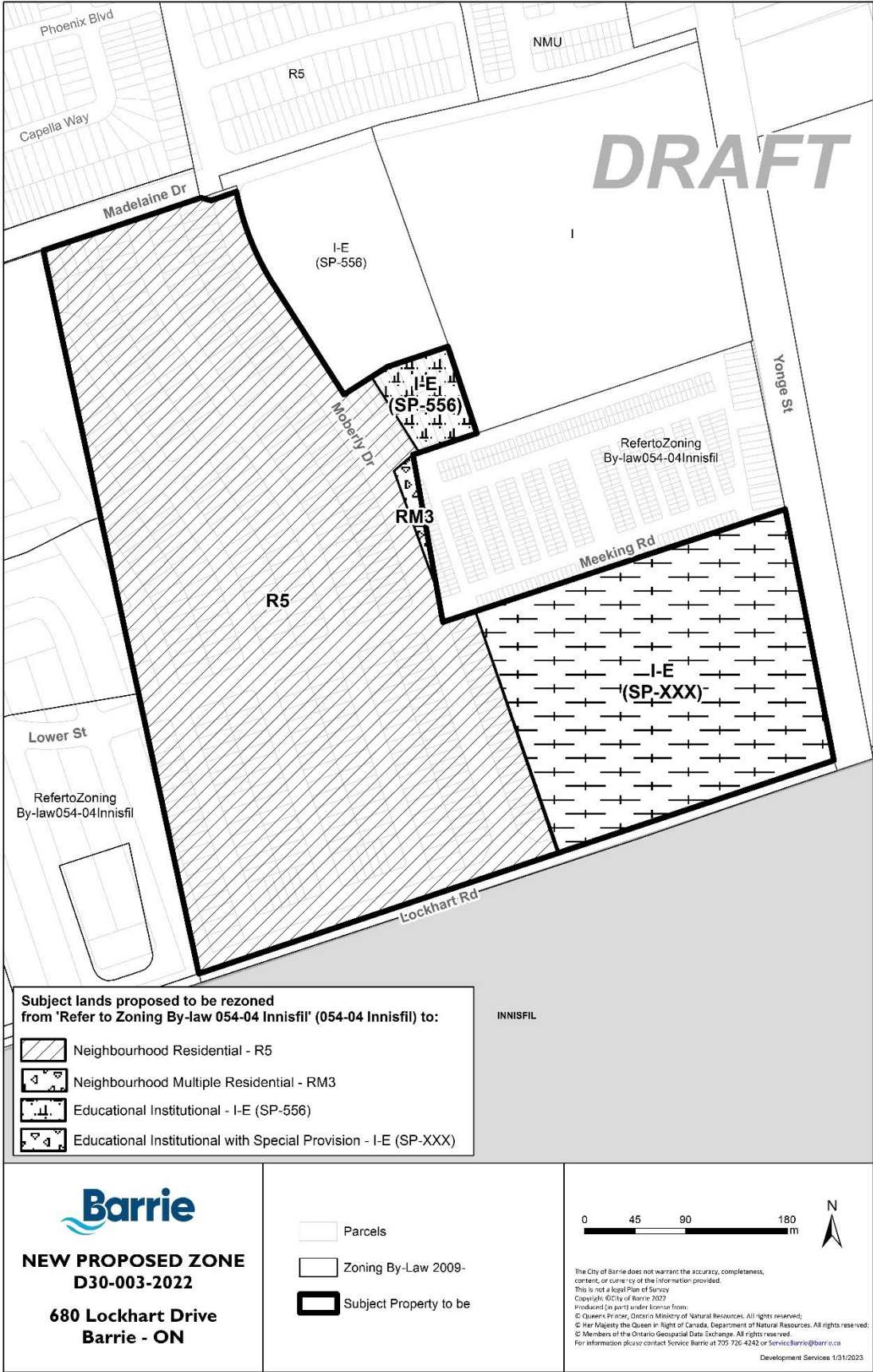
READ a third time and finally passed this ____ day of ____, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2023-XXX



MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

APPENDIX "C"

Hewitt's Secondary Plan Phasing

