



DEVELOPMENT SERVICES MEMORANDUM

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File: D30-
005-2024
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: A. GAMEIRO, RPP, SENIOR PLANNER, EXT. 5038

WARD: 10

NOTED: C. MCLAREN, RPP, MANAGER OF PLANNING

M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT – 750 LOCKHART ROAD

DATE: MAY 8, 2024

The purpose of this Memorandum is to advise members of Affordability Committee of a Public Meeting for an application for a Zoning By-law Amendment submitted by KLM Planning Partners Inc., on behalf of Ballymore Building (Barrie) Corporation, for lands known municipally as 750 Lockhart Road and legally described as Part of the South Half of Lot 16, Concession 11, Former Township of Innisfil, now in the City of Barrie.

The Zoning By-law Amendment application proposes to amend the zoning of three (3) blocks in the southern half of the subject property from 'Residential Hold – Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) to facilitate the development of the lands through a Draft Plan of Subdivision, as illustrated in Appendix "A".

The application is being reviewed concurrently with an application for a Red-line Revision to an approved Draft Plan of Subdivision. The purpose of the Red-line Revision to the Draft Plan of Subdivision is to subdivide an area in the southern portion of the subject property to facilitate the development of seventy-five (75) street townhouse units and a six (6) storey multi-residential building containing approximately seventy-five (75) units, as illustrated in Appendix "B".

The submission materials associated with the subject application are available for viewing on the City's [Development Projects](#) webpage under [Ward 10 – 750 Lockhart Road](#).

Background

The subject property is located on the north side of Lockhart Road, approximately 300 metres east of Yonge Street. The subject property is irregular in shape and approximately 26.4 hectares in area with 280 metres of frontage along Lockhart Road.

The subject property is surrounded by the following land uses:

North: A registered Plan of Subdivision and a Draft Approved Plan of Subdivision consisting of a mix of single-detached, semi-detached, and townhouse dwelling units, together with medium density multi-residential blocks.

- East:** Hewitt's Creek and associated natural heritage system lands, with agricultural lands further east. These lands are designated 'Natural Heritage System', 'Neighbourhood Area' and 'Community Hub' in the City of Barrie Official Plan (2023) and are anticipated to be re-zoned and developed with residential uses through a plan of subdivision.
- South:** Rural development and agricultural uses within the Town of Innisfil.
- West:** The Metrolinx rail corridor, and further west is the Yonge Street Intensification Corridor which is designated 'Medium Density' and 'Community Hub' in the City of Barrie Official Plan (2023). Some properties along the Yonge Street corridor have been re-zoned to permit medium and high-density mixed-use developments, while others have received draft plan approval for plans of subdivision.

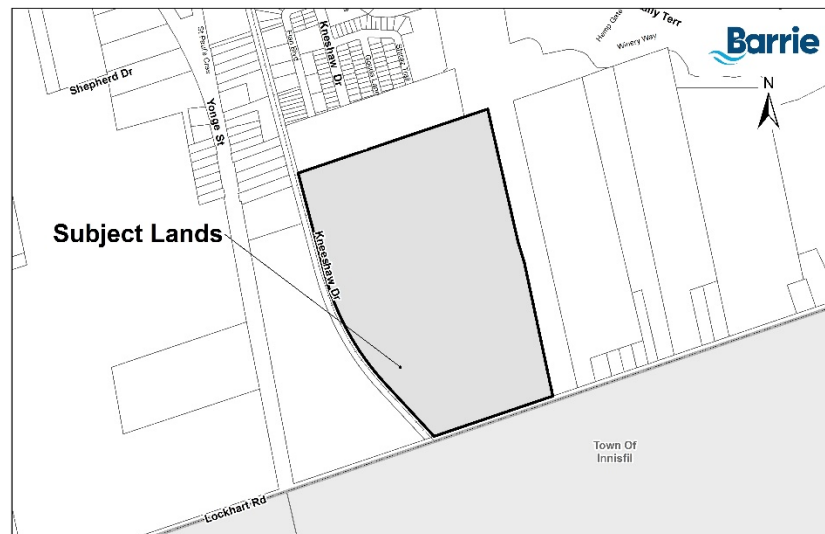


Figure 1: Key Map - 750 Lockhart Road, Barrie

The subject lands are identified as a 'Designated Greenfield Area' on Map 1 – Community Structure and are designated 'Neighbourhood Area' on Map 2 – Land Use Designation of the [City of Barrie Official Plan \(2023\)](#).

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.

The subject application was submitted to the City and deemed complete on March 28, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has been circulated to all applicable City departments and external agencies for review and comment.

Related Files – Previous Zoning By-law Amendment and Draft Plan of Subdivision Applications

The subject property was rezoned and subdivided through draft plan of subdivision in April 2020 (Files: D14-1674 and D12-444). The original Zoning By-law Amendment Application amended the zoning of the property from 'Agricultural General' (AG) and 'Environmental Protection' (EP) to 'Residential Hold' (RH), 'Environmental Protection' (EP), and 'Neighbourhood Residential' (R5) with site-specific provisions to permit the development of 87 street townhouse units on the northern half of the subject property, together with municipal streets and associated services and infrastructure. The original Draft Plan of Subdivision Application subdivided the subject property into sixteen (16) street townhouse blocks, three (3) natural heritage system blocks, a stormwater management block, and four (4) future development blocks.

At the time of the original applications, the subject lands were governed by the policies of the former Hewitt's Secondary Plan, which identified the southern half of the subject lands within Phase Three (3) of the Secondary Plan area. The policies of the former Hewitt's Secondary Plan did not permit development within Phase 3 area lands until sixty (60) percent of the lands in the preceding phase (Phase 2) had received draft plan of subdivision approval. As such, the future development blocks located in the southern half of the subject property were zoned 'Residential Hold' (RH)(SP-586) with site-specific provisions to prohibit development until 60 percent of Phase Two (2) lands had received draft plan approval and the infrastructure and services to support the development were available to the satisfaction of the City.

The former Hewitt's Secondary Plan has since been repealed and replaced by the City of Barrie Official Plan (2023), which now permits residential development on the southern half of the subject property. As such, the subject applications propose to amend the zoning of three (3) future development blocks on the southern half of the subject property, and revise the approved Draft Plan of Subdivision accordingly. The total land holding subject to the proposed applications is 1.38 hectares (3.41 acres) in area and is currently vacant.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for this project because the proposed rezoning and red-line revision are consistent with the envisioned plan for the subject lands, as implemented by the Zoning By-law Amendment and Draft Plan of Subdivision Applications that were approved in April 2020. Additionally, most of the surrounding property owners are party to the former Hewitt's Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision, have registered plans of subdivision, or are in the process of obtaining approvals.

Planning and Land Use Matters Under Review

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

- Conformity with the policies of the City of Barrie Official Plan;
- 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;

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- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
 - Connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
 - Preservation of private and shared boundary vegetation; and,
 - Impacts that the development may have on traffic operations in the area.

Next Steps

Planning staff will continue to work with both the applicant and members of the public to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of the subject applications by staff and agency partners.

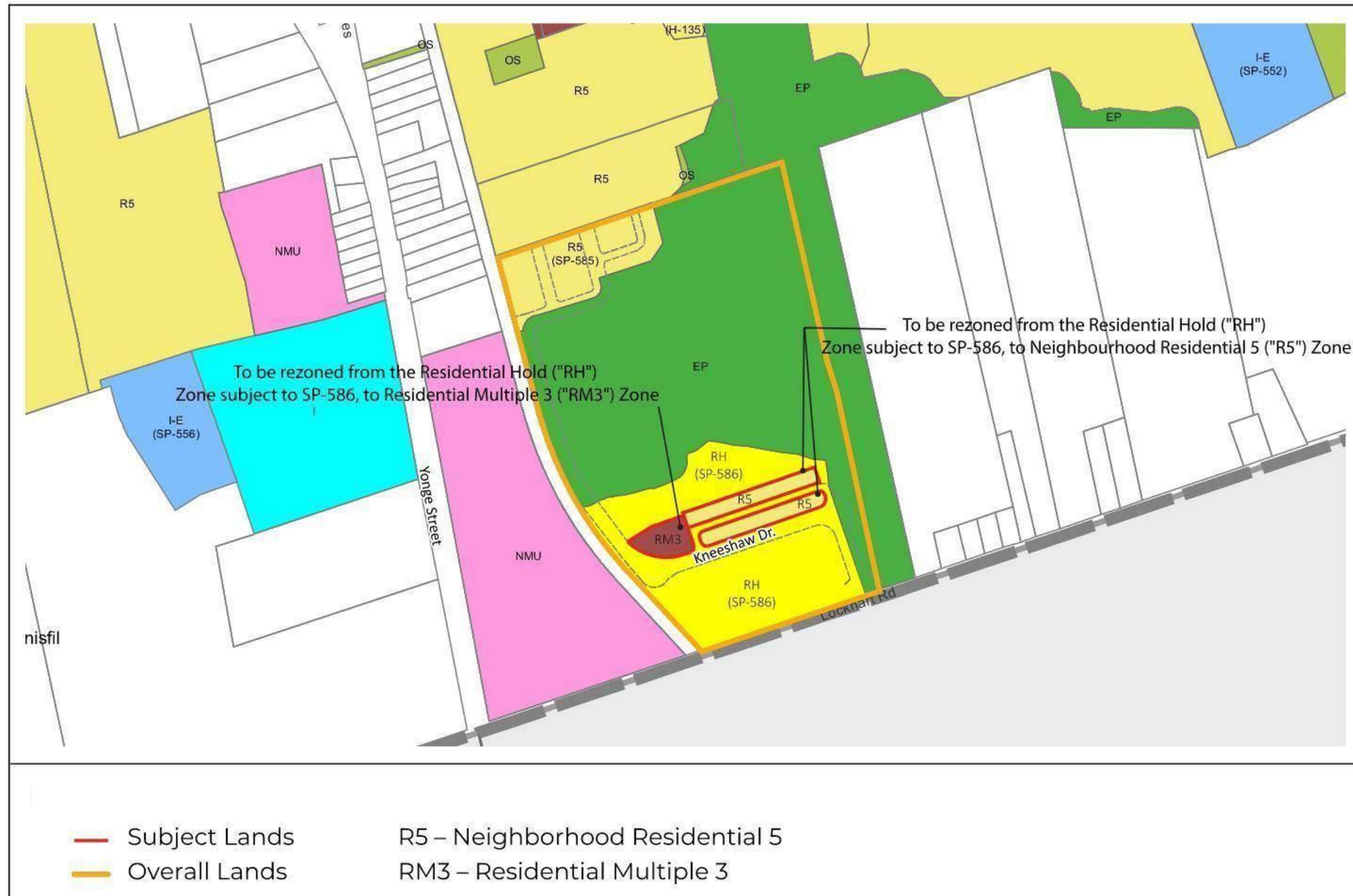
All comments received will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting the second quarter of 2024 to bring a staff report forward for General Committee's consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, Planning staff would be in a position to issue approval for the red-line revision to the Draft Plan of Subdivision.

If you have any questions, please contact the planning file manager, Andrew Gameiro, RPP, Senior Planner at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Attachments: Appendix "A" – Draft Zoning Map – Subject Lands
 Appendix "B" – Draft Plan of Subdivision with Red-line Revisions

APPENDIX "A"

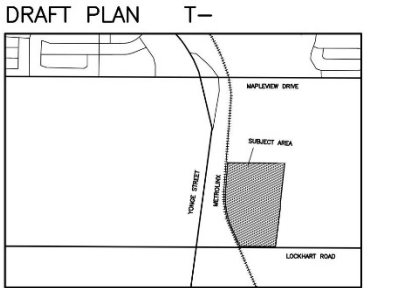
Draft Zoning Map – Subject Lands



APPENDIX “B”

Draft Plan of Subdivision with Red-line Revisions

DRAFT PLAN OF SUBDIVISION
PART OF THE SOUTH HALF OF LOT 16,
CONCESSION 11
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE
SCALE 1:1500



SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE February 27, 2019

PIER DE ROSA OLS
J.D. BARNES LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

OWNER

BALLYMORE BUILDING
(BARRIE) CORP.

12840 YONGE STREET
SUITE 200
RICHMOND HILL, ON
L4E 4H1

LOUIE MORRA A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 26.416±Ha. (65.275±Acs)

TOWNHOUSE DWELLINGS	BLOCKS	LOTS	UNITS	±Hq.	±Acs.
STREET TOWNHOUSES	16-26	192	2,835	6,487	
BLOCKS 1-16 and 33-42	16-26	192	2,835	6,487	
FUTURE RESIDENTIAL DEVELOPMENT	22-24	306	3,051	7,554	
BLOCKS 22-24 and 32-32	22-24	306	3,051	7,554	
SUBTOTAL	20-26	498	5,886	14,041	
BLOCKS 25-27 - NATURAL HERITAGE BUFFER 30m	3		2,461	6,081	
BLOCK 28 - SWM POND	1		1,988	4,912	
BLOCK 29 - ROAD WIDENING	1		0,626	1,547	
BLOCK 30 - NATURAL HERITAGE AREA	1		12,324	30,453	
STREETS AND LANEWAYS			3,324	8,214	
24.0m WIDE TOTAL LENGTH - 1028m					
18.0m WIDE TOTAL LENGTH - 884m					
12.0m WIDE TOTAL LENGTH - 363m					
TOTAL LENGTH - 1254m					
TOTAL	22-24	498	26,416	65,275	

NOTE - ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM

NOTE - SUBJECT TO FINAL CALCULATION

NOTE - BLOCKS 17, 18, 19, 20 AND 21 OMITTED
BLOCKS 23 AND 32 HAVE BEEN OMITTED