

# Public Meeting

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## 1597229 Ontario Inc. (Blue Sky)

- 1005, 1025 and 1039 Big Bay Point Road, 3320 20<sup>th</sup> Side Road
- D14-1626, D12-429

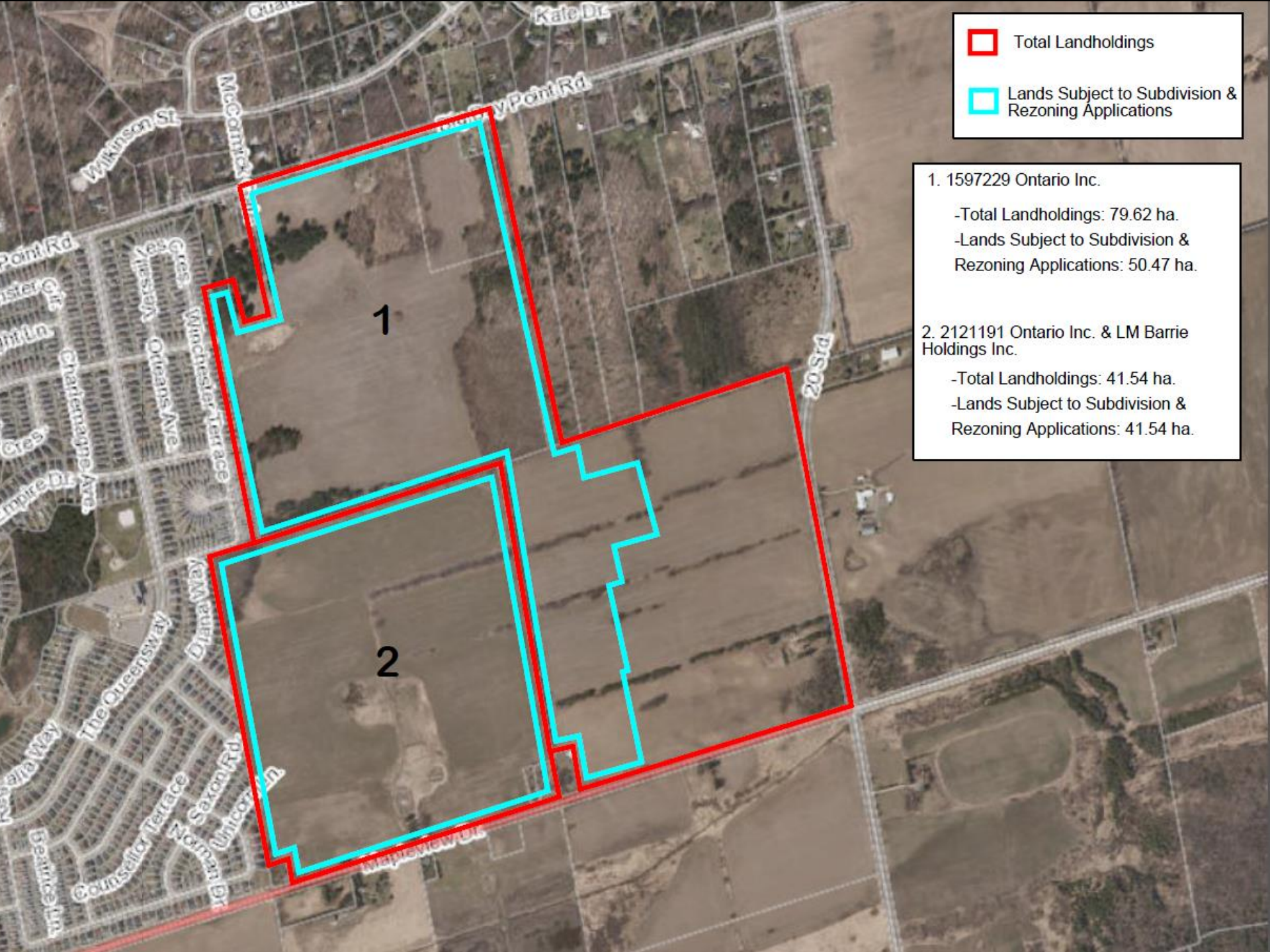
## LM Barrie Holdings Inc. & 2121191 Ontario Inc.


- 970, 1002 and 1006 Mapleview Drive East
- D14-1627, D12-430


November 13, 2017

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.





 Total Landholdings

 Lands Subject to Subdivision & Rezoning Applications

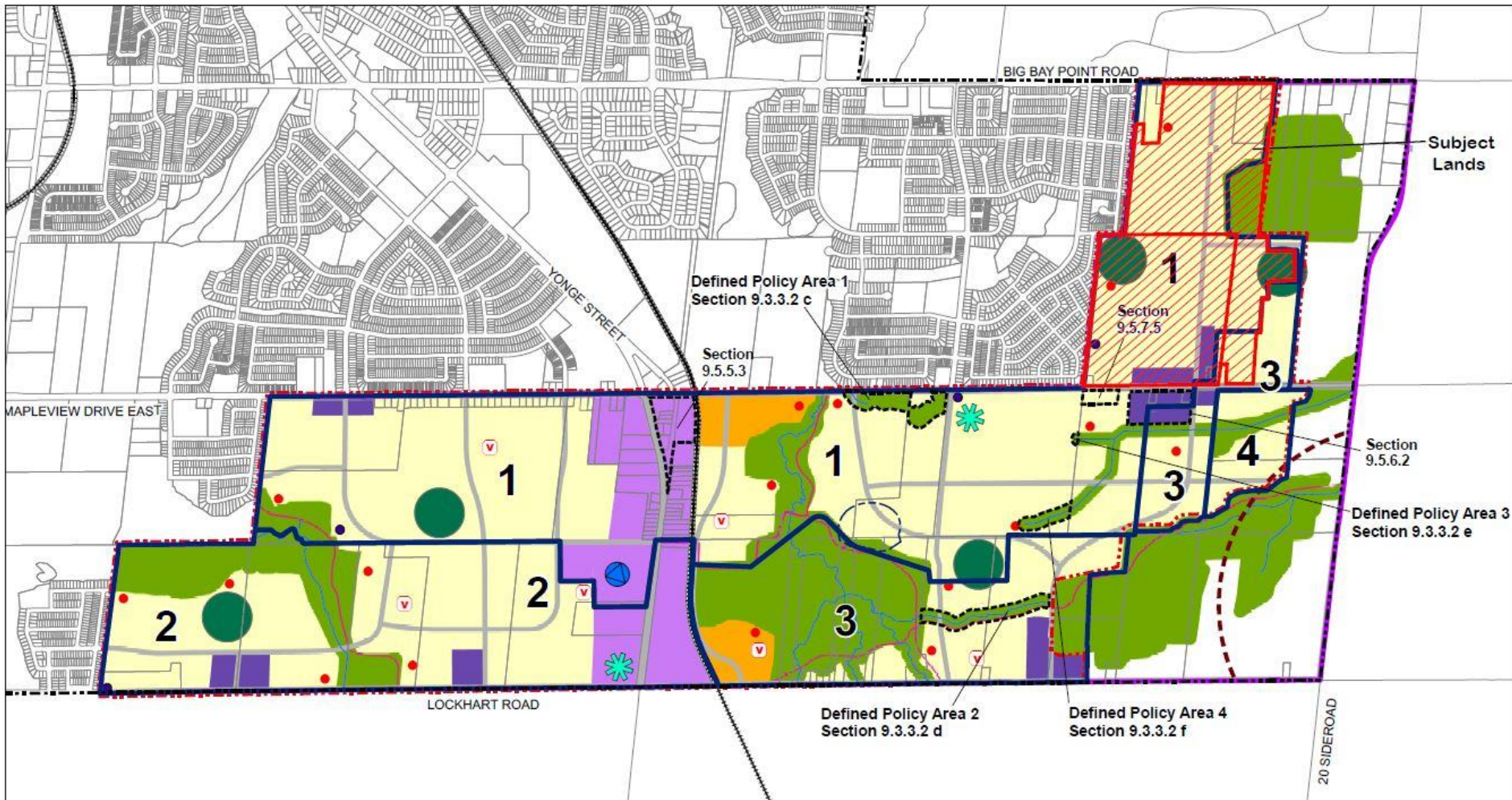
1. 1597229 Ontario Inc.

- Total Landholdings: 79.62 ha.
- Lands Subject to Subdivision & Rezoning Applications: 50.47 ha.

2. 2121191 Ontario Inc. & LM Barrie Holdings Inc.

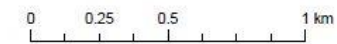
- Total Landholdings: 41.54 ha.
- Lands Subject to Subdivision & Rezoning Applications: 41.54 ha.

# Hewitt's Secondary Plan



City Boundary	Existing and Proposed Roads	Natural Heritage System	Special Rural Area	Secondary School
Secondary Plan Boundary	Pathway System	Residential Area	Defined Policy Area	Recreation Centre/Community Park/School
Settlement Area Boundary	Geotechnical Study Area	Med/High Density Residential Area	Yonge Street Mixed Use Corridor	School/Neighbourhood Park Area
Phase Boundary	Waste Disposal Assessment Area	Neighbourhood Mixed Use Node	Stormwater Management Facility	Village Square
Existing Parcel Fabric	Stormwater Management Facility (Optional)			
Railway				
Stream				

Schedule 9E  
 Development Phases  
 City of Barrie  
 Hewitt's Secondary Plan  
 November 2016



# Hewitt's Master Plan

## APPENDIX 9B

### HEWITT'S SECONDARY PLAN - MASTER PLAN

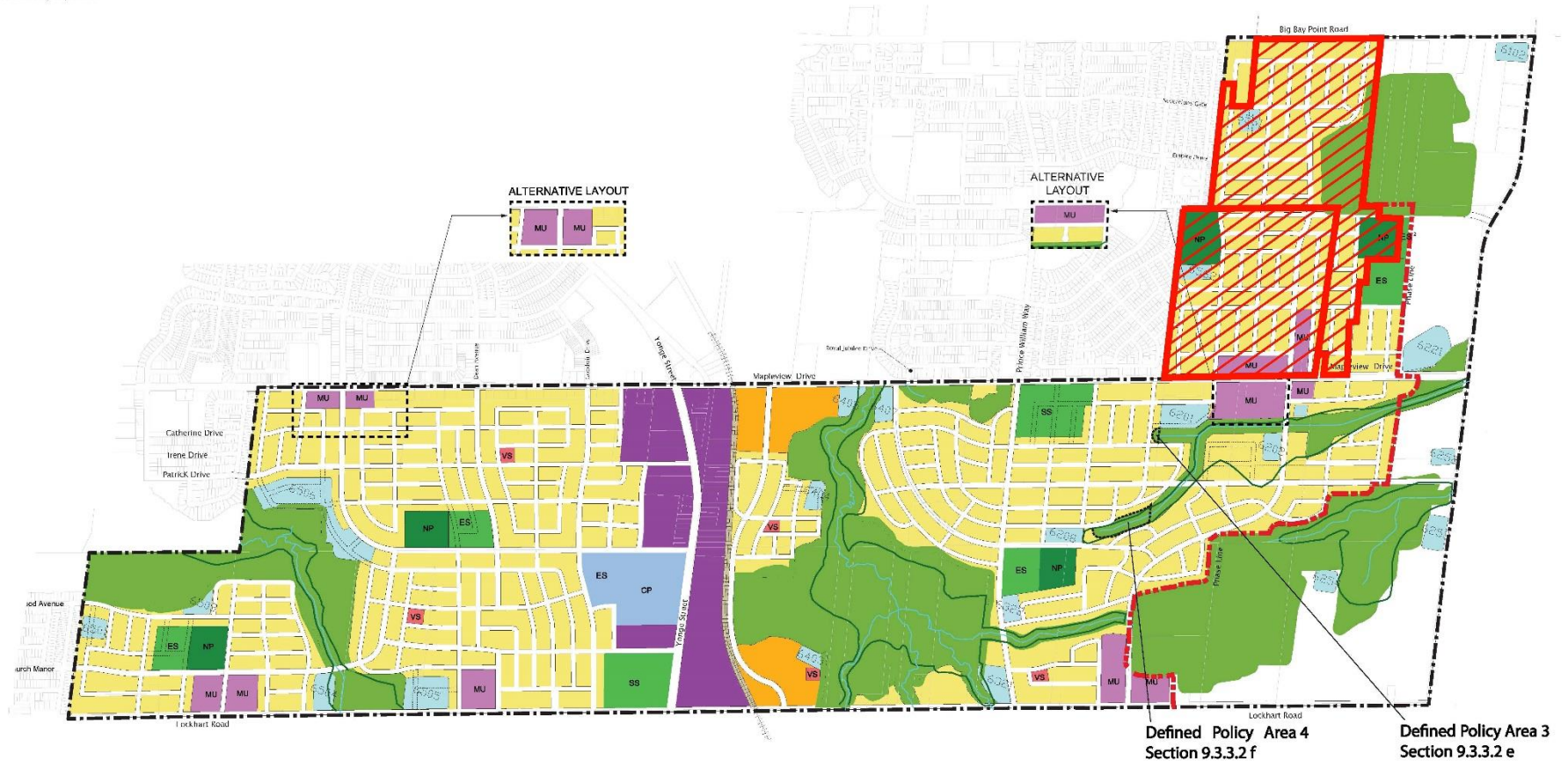
November 2016



#### LEGEND

- |                              |                                     |                              |   |
|------------------------------|-------------------------------------|------------------------------|---|
| Secondary Plan Boundary      | Railway                             | Yonge Mixed Use Corridor     | Recreation Centre/Community Park/School |
| Settlement Area Boundary     | Natural Heritage System             | Neighbourhood Mixed Use Node | Village Square                          |
| Potential Floodline Boundary | Residential Area                    | Neighbourhood Park Area      | Stormwater Management Facility          |
| Existing and Proposed Roads  | Med / High Density Residential Area | School                       | Special Rural Area                      |

- The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.
- A partial Public Elementary School with potential to be realized in the future if a municipal comprehensive review results in a settlement area boundary expansion

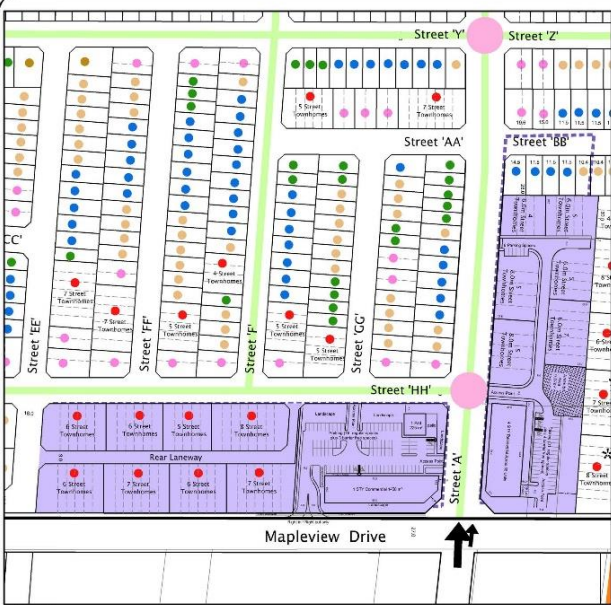


Defined Policy Area 4  
Section 9.3.3.2 f

Defined Policy Area 3  
Section 9.3.3.2 e

Subject Lands

# Approved Conformity Plan



**INSET<sup>2</sup>**  
SCALE = 1:1500 (A1)

Unit Type	A % Goal	A + B % C	A (21.01 ha) % Units	B (39.10 ha) % Units	C (41.83 ha) % Units
15m Single	9	8.99	150.01	5.65	29.97
11.5m Single	35	31.57	551.01	31.30	108
10.36m Single	12	14.12	246.51	10.72	37
9.0m Single	8	10.34	180.51	13.19	45.51
Semi Detached	12	12.60	220.01	12.75	44
Street Townhome	25	18.93	330.51	23.48	81
Condo Townhomes (6.0m and 8.0m units)	n/a	1.78	31.01	0.00	0
Condo Apartment (4 Storey)	n/a	2.06	38.01	0.00	0
<b>Totals</b>	<b>100</b>	<b>100.00</b>	<b>1748.51</b>	<b>100</b>	<b>348</b>

A (Blue Sky East)			
Calcs	# of units	% of total units	% Goal of # of units
15.0m Single	29.5	8.35	8
11.5 Single	108	31.30	35
10.36 Single	37	10.72	12
9.0 Single	45.5	13.19	8
Semi Detached Residential (7.5m/unit)	44	12.75	12
Street Townhouse Residential (6.0m/unit)	81	23.48	25
<b>21.01 ha. Total Lands</b>	<b>345</b>	<b>100.00</b>	<b>100</b>

B (Blue Sky North)			
Calcs	# of units	% of total units	% Goal of # of units
15.0m Single	63.5	10.57	8
11.5 Single	198.5	33.03	35
10.36 Single	89.5	14.89	12
9.0 Single	62.5	10.40	8
Semi Detached Residential (7.5m/unit)	80	13.31	12
Street Townhouse Residential (6.0m/unit)	107	17.80	25
<b>39.10 ha. Total Lands</b>	<b>601</b>	<b>100.00</b>	<b>100</b>

C (LM Barrie)			
Calcs	# of units	% of total units	% Goal of # of units
15.0m Single	57	7.13	8
11.5 Single	244.5	30.58	35
10.36 Single	120	15.01	12
9.0 Single	72.5	9.07	8
Semi Detached Residential (7.5m/unit)	96	12.01	12
Street Townhouse Residential (6.0m/unit)	142.5	17.62	25
Condo Townhomes (6.0m and 8.0m units)	31	3.88	
Condo Apartment (4 Storey)	36	4.50	
<b>41.83 ha. Total Lands</b>	<b>799.5</b>	<b>100.00</b>	<b>100</b>

\* Lots with this symbol were counted as half lots only.



**LM BARRIE / BLUE SKY  
MAPLEVIEW DRIVE**

Conformity Review Plan 5

Resubmission to  
City of Barrie  
for conformity review

September 27, 2016

- Subject Lands
  - Gross Developable 101.42 ha
  - Net Developable 93.71 ha
- City of Barrie 2031 Limit
- City of Barrie Phase 1/3 Limit
- Entrance Location
- Park/Open Space (6.45 ha.)
- Institutional Land Use
- Mixed Use Proposed (3.59)
- Mixed Use as per City of Barrie Secondary Plan (3.49 ha.)
- Stormwater Management Ponds
- Natural Heritage 30m Buffer (2.96 ha)
- Natural Heritage Core Area (4.75 ha)
- Enhanced Landscaping & Dual Sidewalks
- Enhanced Window Streets
- Key Intersections (Enhanced treatments)

50 0 50 100 150 200 250m  
SCALE = 1:3000 (A1)

**LM BARRIE / BLUE SKY  
MAPLEVIEW DRIVE, BARRIE, ONTARIO**

CONFORMITY REVIEW PLAN

Date Issued: Sept. 27, 2016  
Checked By: RD  
Project No.: BLU-12169  
Drawn By: m.c.r.  
Drawing Name: BLU-12169-CR5.dwg

**JONES CONSULTING GROUP LTD.**  
PLANNERS & ENGINEERS  
200 HURON ST. SUITE 200, BARRIE, ONTARIO  
R1P 1W8  
TEL: 705.944.1111 FAX: 705.944.1112

**LM BARRIE / BLUE SKY  
MAPLEVIEW DRIVE  
BARRIE, ONTARIO**

# Supporting Information

## Reports:

- Planning Justification Reports (Jones Consulting)
- Traffic Impact Study for all of Hewitt's (LEA Consulting)
- Functional Design Reviews (LEA Consulting)
- Species at Risk Screenings (Azimuth Environmental)
- Natural Heritage Evaluation for Blue Sky (Azimuth Environmental)
- Noise Impact Studies (R. Bouwmeester & Associates )
- Archaeological (Amick Consulting)
- Functional Servicing & Stormwater Management Report (R.J. Burnside & Associates Limited) Limited)

## Plans:

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Tree Inventory/Removals Plans (John D. Bell Associates)









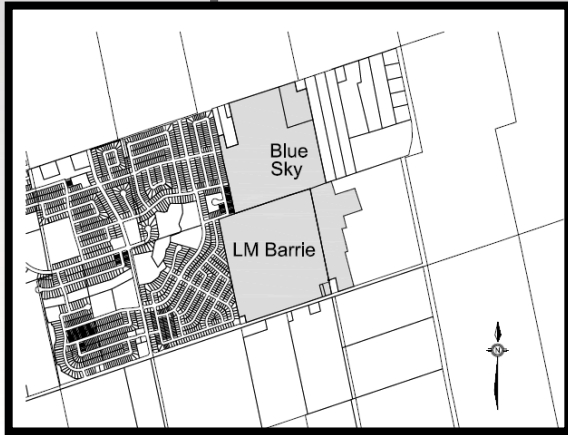
# Development Statistics

Residential Uses	
Unit Type	Residential Units
<b>Low Density</b>	
• 7.5m semi-detached	192
• 9.0m single	142
• 10.36m single	320
• 11.5m single	472
• 13.7m/15.0m single	125
<i>Sub-Total</i>	<b>1251*</b>
<b>Medium Density</b>	
• 6.0m Townhome	188
• Mixed Use	121
<i>Sub-Total</i>	<b>309*</b>
<b>TOTAL Residential Units</b>	<b>1560</b>
Other Uses	
• Parkland	
• Stormwater Management	
• Environmental Protection	
• Servicing	
• Roads	

- **Total Area = 92.01 ha.**
  - 7.28 ha. Environmental Protection
  - 7.40 ha. Open Space
  - 4.68 ha. Stormwater Management
  - 25.31 ha. Roads/Reserves
- **1548 Residential Units + 46 part lot equivalents.**
  - 80% low density
  - 20% medium density
- **24 uph net density**
- **55 people & jobs per hectare**

\*Lot distribution/yield subject to adjustment prior to draft plan approval

# Pedestrian Circulation Plan



**Legend**

- Draft Plan Boundary
- Single Sided Sidewalk
- Double Sided Sidewalk
- Potential Transit System Routes
- Potential Pathway Connctions
- Key Pedestrian Intersections
- Neighbourhood Park



# Proposed Zoning Schedules

