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**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: S. FORFAR, MANAGER OF GROWTH PLANNING**

**NOTED: A. BOURRIE, RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES**

**R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**C. LADD, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING PRESENTATION - HEWITT'S GROUP 1 APPLICATIONS -  
ZONING BY-LAW AMENDMENTS AND DRAFT PLANS OF SUBDIVISION**

- 1. 793 AND 843 MAPLEVIEW DRIVE EAST, 103 ST. PAUL'S CRESCENT, 830,  
864, AND 912 LOCKHART ROAD (PRATT DEVELOPMENT  
INCORPORATED AND CRISDAWN CONSTRUCTION INCORPORATED)**
- 2. ROLL NUMBER 434209003706700, PARCEL ID 1041430 (2303757  
ONTARIO INCORPORATED)**
- 3. 883 MAPLEVIEW DRIVE EAST (1091369 ONTARIO INCORPORATED)**

**DATE: JUNE 26, 2017**

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## **DEVELOPMENT PROPOSAL**

For the purposes of processing applications in the annexed lands, this group of three rezoning amendment and draft plan of subdivision applications is known as 'Group 1' in the Phase 1 lands in the Hewitt's area. Collectively, these three applications include approximately 115 hectares (294 acres) of land, located east of Yonge Street, south of Mapleview Drive East, west of Prince William Way, and north of Lockhart Road. Taken together, the applications are proposing to accommodate 2,120 new residential units and supporting infrastructure to serve these new neighbourhoods, with a unit mix as follows:

- 1,041 single detached
- 461 townhomes
- 72 walk-up apartments, and
- 546 apartments.

In terms of the supporting community infrastructure, the applications are proposing five stormwater management blocks, five village squares, one neighbourhood park, one elementary school, one fire station, and 17.5 hectares of Natural Heritage System (NHS) lands. The NHS lands, along with the proposed fire station, neighbourhood park, and five village squares will be eventually dedicated to the City through the subdivision process.

The subject lands are designated a mix of Residential Area, Med/High Density, and Natural Heritage System within the Hewitt's Secondary Plan (OPA 39) and are currently zoned Agriculture (AG) and Environmental Protection (EP) pursuant to By-law 054-04 (Innisfil). To proceed forward with the draft plans of subdivision, the applicants are proposing to rezone the subject lands to a mix of zones, to implement the land use designations in the Hewitt's Secondary Plan. The owners submitted applications in February of 2017 and they were deemed complete in March of 2017.

**1. APPLICATION 1:**

793 and 843 Mapleview Drive East, 103 St. Paul's Crescent, 830, 864, and 912 Lockhart Road (Pratt Development Incorporated and Crisdawn Construction Incorporated)

This application is proposing 1,523 new residential units over an area that is 80.34 hectares (198.5 acres) in size. The unit mix proposed includes 550 single detached units, 255 street townhouse units, 100 back-to-back townhouse units, 72 apartment style units, and approximately 546 high density residential units. The development also proposes 16.8 ha of NHS lands, four stormwater management blocks (one of which is shared with Application 2), three village squares, one neighbourhood park, one elementary school, and one fire station (Appendix 1).

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

- Open Space (OS) zone;
- Environmental Protection (EP) zone;
- Neighbourhood Residential (R5) zone;
- Residential Multiple Neighbourhood (RM3) zone;
- Residential Multiple Neighbourhood with Special Provisions (RM3-SP) zone;
- Educational Institution (I-E) zone; and,
- Institutional (I).

In order to permit the 72 apartment style residential units the applicant is proposing special provisions to the RM3 zone to seek the following variances to the Zoning By-law:

- i. That the definition of *Dwelling, Walk up Apartment* be amended so that 'a common enclosed corridor system' not be included in the definition;
- ii. That tandem parking be allowed; and,
- iii. That the following amendments to the development standards be included:

Proposed Variance	Current Standard	Proposed Standard
Maximum width of private garage door	2.7 metres to 7.5 metres	Requesting total relief
Maximum width of driveway	No more than 1.0 m greater than width of garage door	Requesting total relief
Maximum surface parking coverage	40%	Requesting total relief

There is also a special policy area that is identified on these lands which relates to the requirement of the developer to prove that the lands are suitable for development. The groundwork to address this component is under review and will be addressed through the technical review process. Any proposal for removal will require ecological offsetting, subject to Lake Simcoe Region Conservation Authority (LSRCA) approval.

**2. APPLICATION 2**

Roll Number 434209003706700, Parcel ID 1041430 (2303757 Ontario Incorporated)

This application is proposing 57 new residential units over an area that is 4.33 hectares (10.7 acres) in size and is located south-west of the Application 1 lands. The unit mix proposed includes 43 single detached residential units and 14 street townhouse units. The development also proposes a shared stormwater management block (with Application 1), one small village square, and includes a small portion of the Natural Heritage System (0.77 hectares) (Appendix 2).

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

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

**3. APPLICATION 3**

883 Mapleview Drive East (1091369 Ontario Incorporated)

This application is proposing 540 new residential units over an area that is 30.25 hectares (74.7 acres) in size and is located immediately east of the Application 1 lands. The unit mix proposed includes 448 single detached residential units and 92 street townhouse units as well as a stormwater management block and one village square (Appendix 3). To accommodate this, the applicant is seeking to amend the zoning by-law to:

- Open Space (OS) zone;
- Neighbourhood Residential (R5) zone; and,
- Residential Multiple Neighbourhood (RM3) zone.

Of note, there are two special policy areas that are identified on these lands which relate to the requirement of the developer to prove that the lands are suitable for development. The groundwork to address this component of the application is under review and will be addressed through the technical review process. Any proposal for removal will require approval from the Lake Simcoe Region Conservation Authority (LSRCA), the Ministry of Natural Resources and Forestry, and the Department of Fisheries and Oceans.

**PLANNING AND LAND USE MATTERS UNDER REVIEW:  
HEWITT'S GROUP 1 APPLICATIONS**

These applications are undergoing a detailed technical review at this time in the process. The primary planning and land use matters being considered through this process include the following:

- The appropriateness of the proposed special provisions
- The limits of development
- The location and configuration of the stormwater management blocks
- The location and configuration of the neighbourhood park and village squares
- Connectivity to and through the Natural Heritage System and the development as a whole
- The location and configuration of the fire station
- Road layout and design
- The satisfaction of the conditions for development of the special policy areas
- Ensuring rear facing lots will function as front facing lots

### **NEIGHBOURHOOD MEETING**

A neighbourhood meeting was held on April 20, 2017 for all three applications which saw approximately 18 members of the public in attendance. Primary comments from the public included:

- Walkability of the proposed development such as to and from potential amenity areas and the Natural Heritage System;
- Traffic calming opportunities;
- Range of housing types and sizes that will be available; and
- Interest in ensuring parking needs will be met for the development.

### **NEXT STEPS**

A staff report is targeted for General Committee consideration in the fall of 2017 for the proposed Zoning By-law Amendments with Draft Plan of Subdivision approval following this.

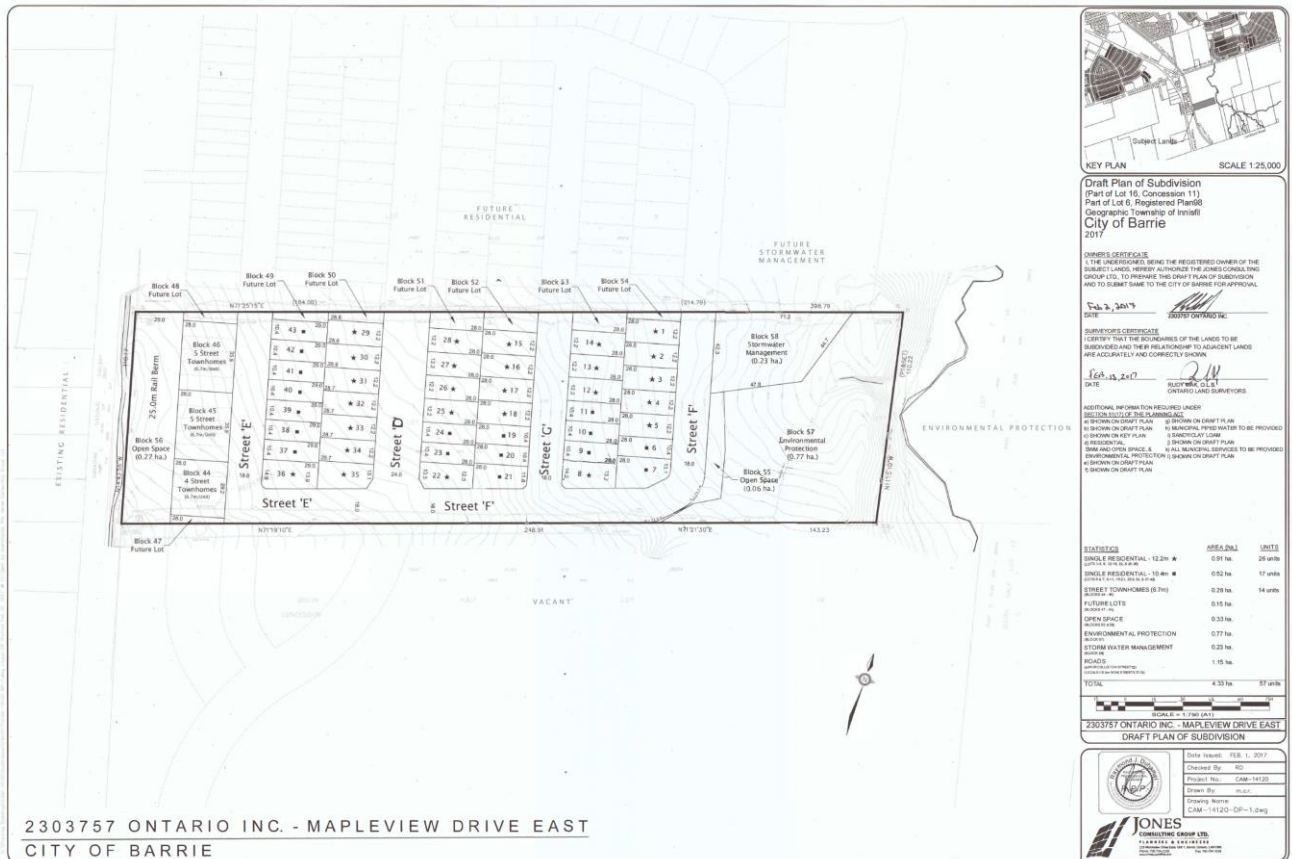
For more information, please contact Bailey Chabot, Planner at ext. 4434.





APPENDIX 2

Application 2



Draft Plan of Subdivision  
(Part of Lot 16, Concession 11)  
Part of Lot 6, Registered Plan 88  
Geographic Township of Innisfil  
City of Barrie  
2017

OWNER'S CERTIFICATE  
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

Feb 2, 2017 DATE  
[Signature] AUTHORIZED SIGNATURE  
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED, AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Feb 19, 2017 DATE  
[Signature] SURVEYOR  
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRES UNDER SECTION 11(1) OF THE PLANNING ACT:  
 a) SHOWN ON DRAFT PLAN b) SHOWN ON DRAFT PLAN  
 c) SHOWN ON DRAFT PLAN d) SHOWN ON DRAFT PLAN  
 e) SHOWN ON DRAFT PLAN f) SHOWN ON DRAFT PLAN  
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 s) SHOWN ON DRAFT PLAN t) SHOWN ON DRAFT PLAN  
 u) SHOWN ON DRAFT PLAN v) SHOWN ON DRAFT PLAN  
 w) SHOWN ON DRAFT PLAN x) SHOWN ON DRAFT PLAN  
 y) SHOWN ON DRAFT PLAN z) SHOWN ON DRAFT PLAN

STATISTICS	AREA (ha)	UNITS
SINGLE RESIDENTIAL - 12m	0.91	26 units
SINGLE RESIDENTIAL - 10m	0.52	17 units
STREET CORRIDORS (6.7m)	0.28	14 units
FUTURE LOTS	0.15	
OPEN SPACE	0.20	
ENVIRONMENTAL PROTECTION	0.27	
STORM WATER MANAGEMENT	0.23	
ROADS	1.15	
TOTAL	4.33	57 units

2303757 ONTARIO INC. - MAPLEVIEW DRIVE EAST  
DRAFT PLAN OF SUBDIVISION

Date Issued: FEB. 1, 2017

Checked By: RD

Project No.: CAM-14120

Drawn By: [Signature]

Drawing Name: CAM-14120-00-1.dwg

JONES CONSULTING GROUP LTD.  
CONSULTING ENGINEERS & ARCHITECTS

2303757 ONTARIO INC. - MAPLEVIEW DRIVE EAST  
CITY OF BARRIE

APPENDIX 3

Application 3

