
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: A. GAMEIRO, B.E.S., PLANNER

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

NOTED: B. PARKIN, P.ENG, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING - ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 400 LOCKHART ROAD (BARRIE LOCKHART ROAD GP INC.) (FILE: D14-1658 & D12-440)

WARD: 9

DATE: FEBRUARY 25, 2019

OVERVIEW

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding a Zoning By-law Amendment and Draft Plan of Subdivision application that has been submitted by The Jones Consulting Group Ltd. on behalf of Barrie Lockhart Road GP Inc. for lands known municipally as 400 Lockhart Road.

The subject lands are located east of Huronia Road, on the north side of Lockhart Road extending northerly toward Mapleview Drive, as identified in Appendix A. The subject lands are irregular in shape and comprise 36.72 hectares (90.73 acres) with approximately 250 metres of frontage along Lockhart Road. The subject lands are currently vacant, actively farmed and contain forested areas. An archaeological clearance was issued for the subject lands by the Ministry of Tourism, Culture and Sport on November 26th, 2012. The subject lands are located in Phase 2 of the Hewitt's Secondary Plan Area and are surrounded by existing residential lands and farmland, some of which is proposed for future development.

The applicant is proposing to develop the subject lands with 470 to 594 residential units and supporting infrastructure, as identified Appendix B. The residential unit mix includes 257 single-detached units, 138 street townhouse units, 62 to 186 mixed-use/apartment units and 13 future development lots/blocks. In terms of supporting community infrastructure, the applicant is proposing a stormwater management block, 3 village squares (parks) and a public elementary school block, along with 13.25 hectares (32.74 acres) of natural heritage system (NHS) lands. The NHS lands, stormwater management blocks and village squares will be dedicated to the City of Barrie through the subdivision process.

The subject lands are designated a mix of 'Residential Area', 'Neighbourhood Mixed-use Node' 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 No. 054-04 (Town of Innisfil). To proceed forward with the draft plan of subdivision, the applicant is proposing to amend the zoning of the subject lands to implement the land use designations in the Hewitt's Secondary Plan, as identified in Appendix C. Specifically, the applicant is proposing to amend the zoning of the subject lands to: 'Neighbourhood Residential' (R5); 'Neighbourhood Mixed-use' (NMU); 'Educational Institution Special' (I-E)(SP-XXX); 'Open Space' (OS); and, 'Environmental Protection' (EP). The site-specific zoning provision proposed for the school block will permit the development of residential uses in accordance with the 'R5' zone standards in the event that the block is not developed with an elementary school.

BACKGROUND

In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan was prepared and approved by the City prior to the submission of the proposed zoning by-law amendment and draft plan of subdivision application. The purpose of the Conformity Plan was for the City to determine whether the proposed plan of subdivision was generally consistent with the Master Plan for the Hewitt's Secondary Plan Area. On September 12, 2018, the City issued a conformity review letter to the applicant confirming that the conformity plan submitted generally conforms to the Hewitt's Secondary Plan.

The subject application was submitted to the City on October 26th, 2018 and was deemed complete on November 23rd, 2018. The application has been circulated to all applicable City departments and external agencies for detailed review and comment.

A Neighbourhood Ward Meeting was held on January 9th, 2019 regarding the proposed application, whereby approximately 35 members of the public were in attendance. Primary comments from the public included:

- Tree preservation as it relates to boundary trees and the wooded area located in the southwest corner of the subject property;
- The impacts of site grading along the west side lot line which abuts existing single detached residential lots;
- Loss of natural habitat for local wildlife;
- Traffic impacts on existing streets and proposed streets;
- Traffic calming opportunities;
- Potential impacts from the drainage onto existing residential lands located immediately west of the subject property;
- A need to improve and expand Lockhart Road and Huronia Road, and associated infrastructure to support new development and increased population;
- Walkability of the proposed development and connectivity to and from surrounding land uses, particularly the existing residential subdivision to the west;
- The impact of construction activity on adjacent land uses and traffic on existing local streets;
- The provision of public transit facilities and services;
- A need for commercial uses on the proposed mixed-use block to serve existing and future residents in the area; and,
- Concern with increased building height and densities on the proposed the mixed-use block.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

The application is currently undergoing a detailed technical review by Planning staff and the City's Technical Review Team. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- The limits of development as it relates to protecting the Environmental Protection Area on the northern portion of the site;
- Tree preservation, particularly boundary trees located along the west side lot line which abuts existing single detached residential lots;
- The location and configuration of the stormwater management blocks, as well as the overall stormwater management design proposed for the development;
- Site servicing, drainage and grading;

- Walkability and connectivity throughout the proposed subdivision, and to existing and future developments; and,
- The design, layout and geometry of the transportation network.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that is brought forward for General Committee's consideration of the application.

NEXT STEPS

Planning staff are targeting the spring of 2019 for a staff report to be brought forward to General Committee for the Zoning By-law Amendment application. If approved, conditions of approval for the Draft Plan of Subdivision application would be issued by the Director of Planning and Building Services.

For more information, please contact Andrew Gameiro, Planner at Andrew.gameiro@barrie.ca or 705-739-4220 ext. 5038.

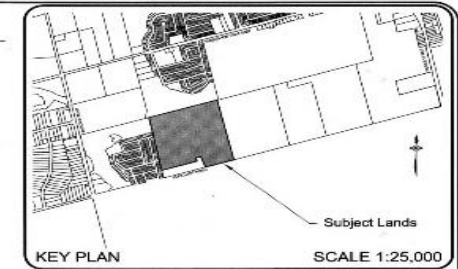
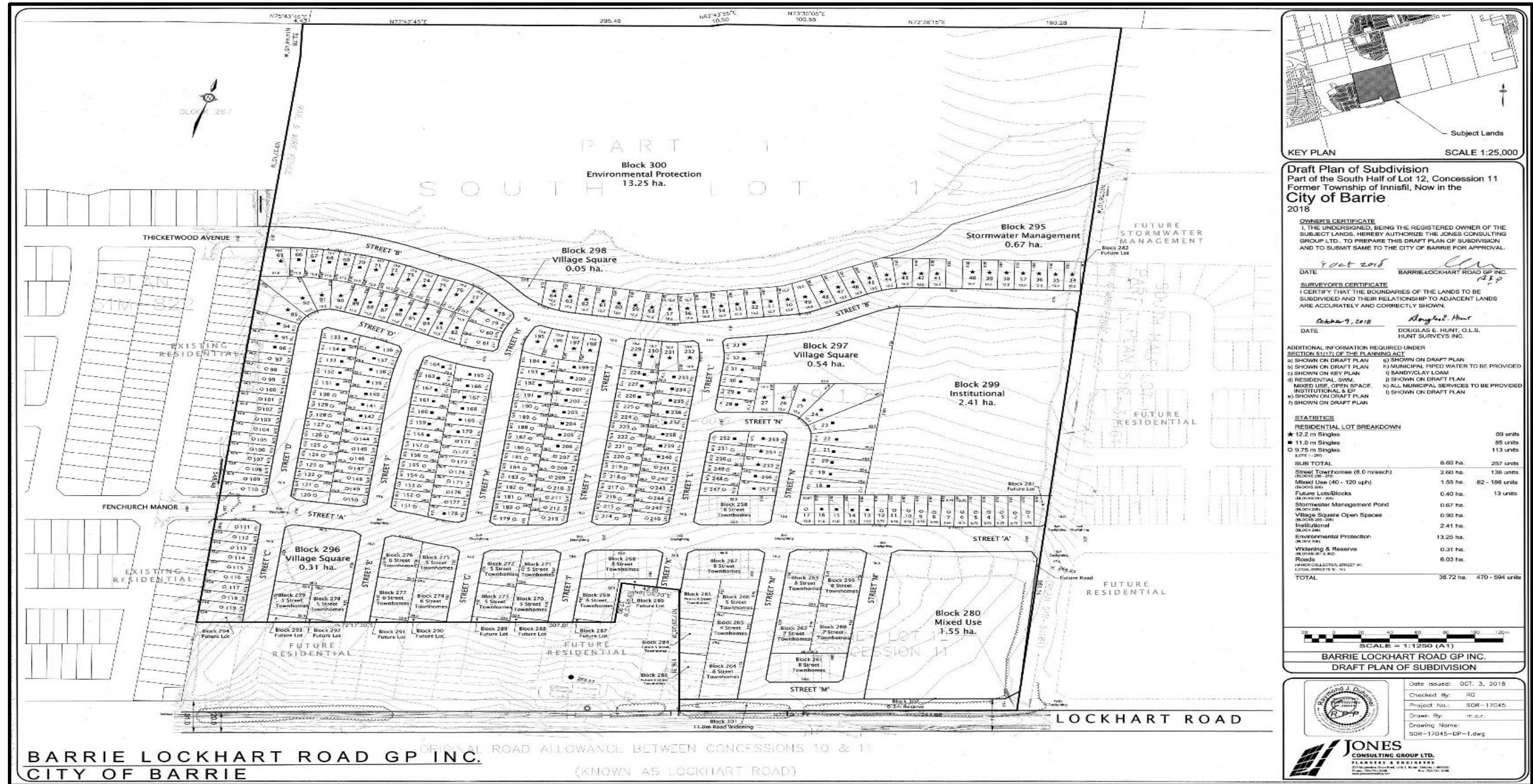
APPENDIX A

Key Map – 400 Lockhart Road



APPENDIX B

Draft Plan of Subdivision – 400 Lockhart Road



Draft Plan of Subdivision
Part of the South Half of Lot 12, Concession 11
Former Township of Innisfil, Now in the
City of Barrie
2018

OWNERS 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.

DATE: 9 Oct 2018
BARRIE LOCKHART ROAD GP INC.

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

DATE: October 9, 2018
DOUGLAS E. HUNT, O.L.S.
HUNT SURVEYS INC.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	g) SHOWN ON DRAFT PLAN
b) SHOWN ON DRAFT PLAN	h) MUNICIPAL PIPED WATER TO BE PROVIDED
c) SHOWN ON KEY PLAN	i) SANDYCLAY LOAM
d) RESIDENTIAL SWM	j) SHOWN ON DRAFT PLAN
e) MIXED USE, OPEN SPACE	k) ALL MUNICIPAL SERVICES TO BE PROVIDED
f) SHOWN ON DRAFT PLAN	l) SHOWN ON DRAFT PLAN

STATISTICS

RESIDENTIAL LOT BREAKDOWN

★ 12.2 m Singles	59 units
■ 11.0 m Singles	85 units
○ 0.75 m Singles	113 units
LOTS - 250	257 units

SUB TOTAL

Street Townhomes (6.0 m/sch)	2.60 ha.	138 units
Mixed Use (40 - 120 uph)	1.55 ha.	62 - 186 units
Future Lots/Blocks	0.40 ha.	13 units
Stormwater Management Pond	0.67 ha.	
Village Square Open Space	0.90 ha.	
Institutional	2.41 ha.	
Environmental Protection	13.25 ha.	
Widening & Reserve	0.31 ha.	
Roads	6.03 ha.	
TOTAL	36.72 ha.	470 - 594 units

SCALE = 1:1250 (A1)
BARRIE LOCKHART ROAD GP INC.
DRAFT PLAN OF SUBDIVISION

Date Issued: OCT. 3, 2018
Checked By: RD
Project No.: SCR-17045
Drawn By: m.c.r.
Drawing Name: SCR-17045-GP-1.dwg

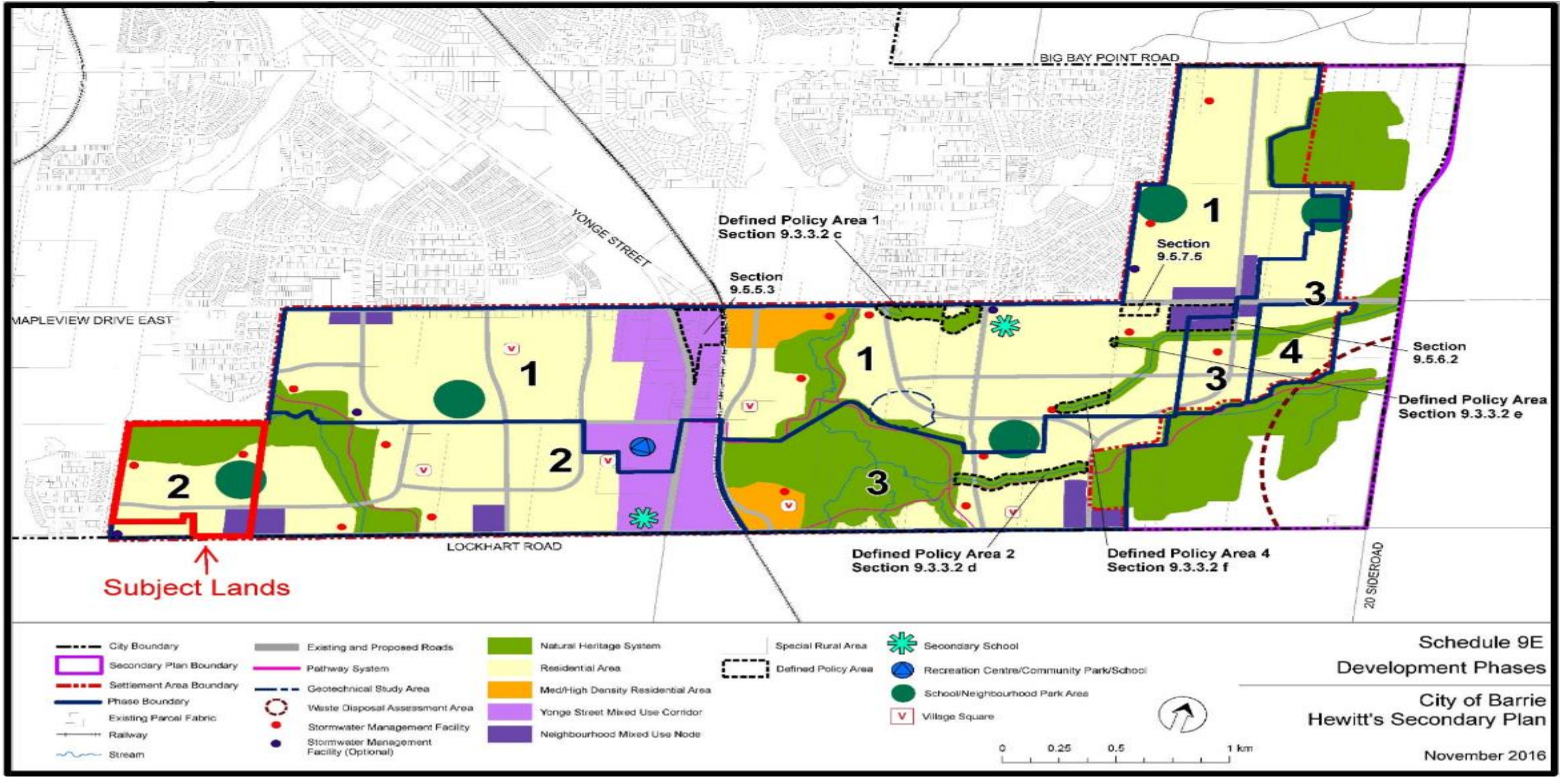
JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

BARRIE LOCKHART ROAD GP INC.
CITY OF BARRIE

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11
(KNOWN AS LOCKHART ROAD)

APPENDIX C

Hewitt's Secondary Plan – Master Plan



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