



PLANNING AND BUILDING SERVICES DEPARTMENT
MEMORANDUM

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

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

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: ISSUANCE OF CONDITIONS OF DRAFT PLAN APPROVAL
793 AND 843 MAPLEVIEW DRIVE EAST; 830, 864 AND 912 LOCKHART ROAD; AND,
103 SAINT PAUL'S CRESCENT – CRISDAWN CONSTRUCTION INC. AND PRATT
DEVELOPMENT INC.
HEWITT'S SECONDARY PLAN (WARDS 9 AND 10) (FILE: D12-426)

DATE: DECEMBER 18, 2017

The purpose of this Memorandum is to advise members of Council that the Planning and Building Services Department Services has issued conditions of draft plan approval for 793 & 843 Mapleview Drive East; 830, 864 & 912 Lockhart Road; and, 103 Saint Paul's Crescent. This will allow for the construction of 543 single detached residences, 360 street townhouses, 66 affordable walk-up apartments, 2 high density residential blocks, 2 village squares, 1 neighbourhood park, 1 elementary school, and 1 fire station, which will be home to approximately 4,112 future Barrie residents. This is a significant milestone in the City's Growth Management program. The progressive and collaborative approach to working with the landowners is working well.

Through the technical review process, several items of importance were identified and have been included as conditions of draft plan approval (Appendix A). They include:

- **Traffic Calming:** The requirement for a Traffic Calming Management Plan to the satisfaction of the Director of Engineering (**condition 56**).
- **Public Parks:** The requirement for the developer to fully construct any public parks that are included within the registered plan of subdivision within one year of the issuance of the first building permit (**condition 19**);
- **Sidewalks:** The requirement for dual sidewalks on streets (**condition 55**);

The applicant is currently working toward satisfying the draft plan conditions which will allow them to then register the subdivision and pull building permits to construct new housing. It is anticipated that servicing of the subdivision will commence in 2018, with the potential for registration of the first phase of the subdivision and subsequent construction of the first new homes in late 2018 and continue into 2019 and beyond.

If you have any questions, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.