



Excellence Reliance Innovation

Planning Justification Report

Owner: 970 Mapleview Inc.

WEST MIXED USE BLOCK

1000 Mapleview Drive East, City of Barrie
M-Plan Block 210, 51M-1221

Site Plan Control & Condominium Exemption

May 2023

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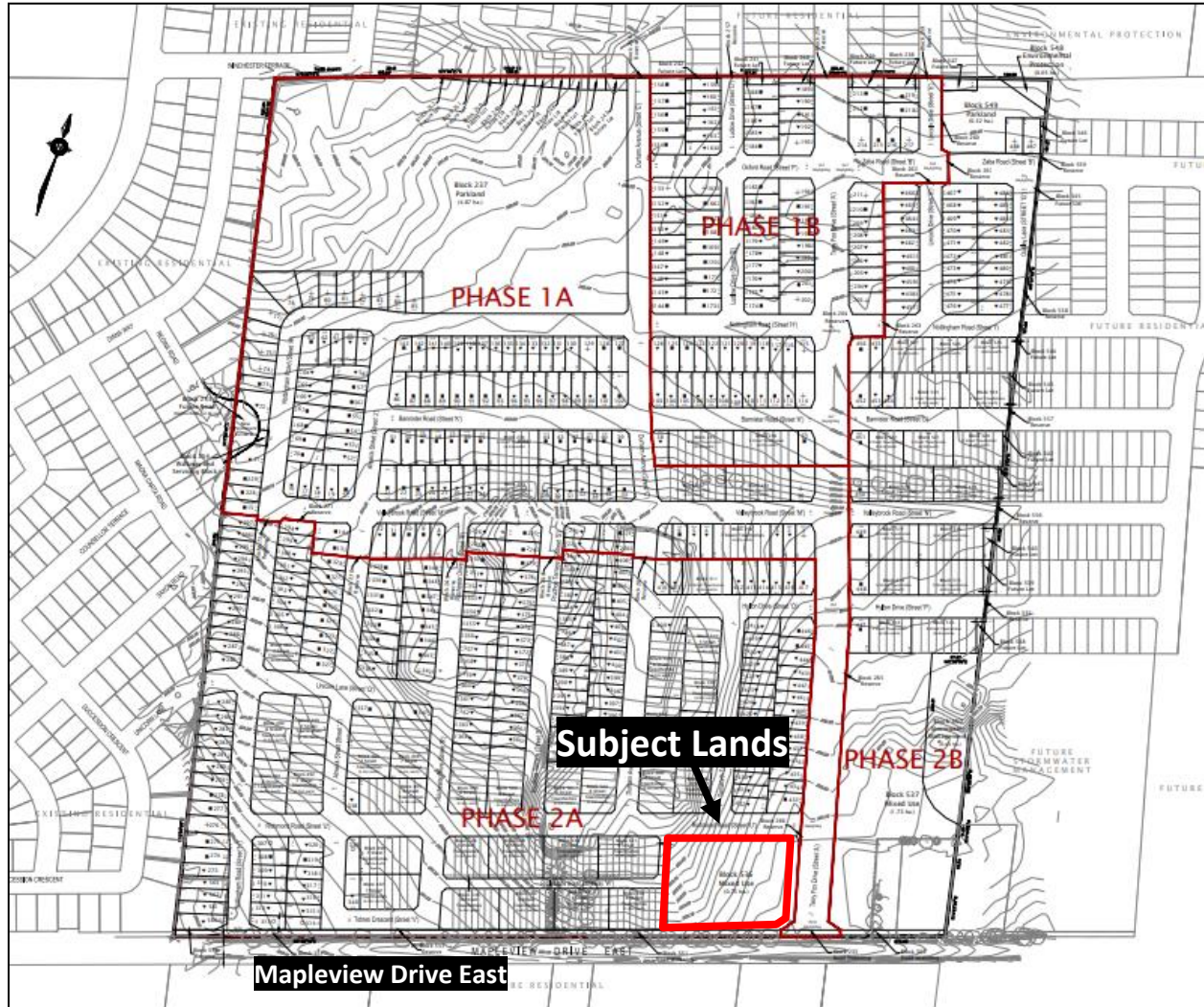
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1.0 INTRODUCTION

On behalf of our client 970 Maplevue Inc., we have prepared this Planning Justification Report in support of applications for Site Plan Control and Condominium Exemption for lands located at 1000 Maplevue Drive East within M-Plan Block 210 (**Figure 1**). This is described as the “West Mixed-Use Block” for the draft plan approved and partially registered Maplevue subdivision.

Figure 1. Approved Draft Plan of Subject Lands



This Planning Report examines the subject lands, site context, land use policies, and the form and design of development that is proposed. This Report concludes that the applications represent orderly and proper land use planning.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The subject lands are known municipally as 1000 Maplevue Drive East, and are located at the northwest corner of Maplevue East and Terry Fox Drive. The mixed-use block, hereinafter referred to as the 'subject lands', are rectangular in shape and comprise of approximately 7,553 square metres (0.76 hectares) and are known as draft plan approved Block 536 as well as Block 210 on registered Plan of Subdivision 51M-1221. The subject lands form part of a larger subdivision that has, to-date, been registered in 2 phases. The next registration is scheduled for late 2023. **Figure 2** illustrates on-site construction.

Figure 2. Location Plan



The immediate surrounding land uses include the following (**Figure 3**):

- **North:** Registered and draft plan approved lands under construction owned by 970 Maplevue Inc. (**Figure 4**). The parcel has been draft plan approved for residential uses, mixed-use blocks, open space, and stormwater management facilities. Lands further north are owned by 1597229 Ontario Limited (also known as the 'Blue Sky' subdivision) and are draft plan approved and partially registered for residential uses, open space, and environmental protection lands.
- **West:** Residential lots consisting of single, semi-detached and townhouse dwelling..
- **South:** Vacant agricultural lands and single detached dwellings are located south of the lands. The vacant future development lands owned by Sandy Creek Estates. and west of these lands are lands owned by Maplevue South (Innisfil) Ltd. and have received draft plan approval for residential uses, open space, environmental protection, and stormwater management facilities.
- **East:** Vacant agricultural lands (**Figure 7**). These lands are also owned by 1597229 Ontario Limited (also known as the 'Blue Sky' subdivision) and are draft plan approved for residential uses, open space, and environmental protection lands.

Figure 3. Surrounding Uses



Figure 4. Registered Subdivision on North side of Mapleview Drive East



3.0 PROPOSED DEVELOPMENT

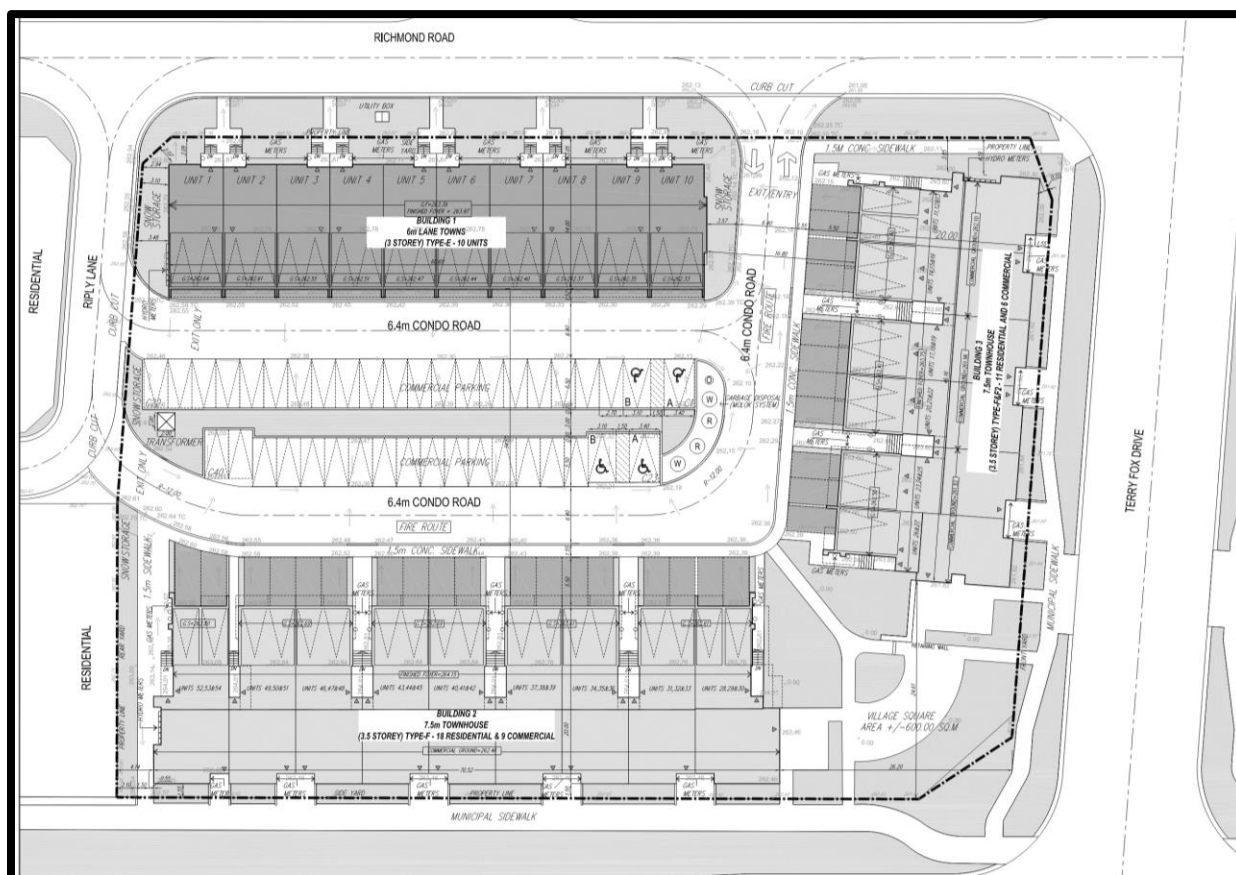
The Owner has submitted a Site Plan Control application and Condominium Exemption application to facilitate the proposed mixed-use development of the subject lands (west block). The proposed development includes 39 townhouse units and 15 commercial units in three buildings (**Figure 5**). Building 1 is proposed to contain 10 townhouse units and be 3 storeys in height. Building 2 is proposed to contain 18 townhouse units and 9 commercial units and be 3.5 storeys in height. Building 3 is proposed to contain 11 townhouse units and 6 commercial units in a 3.5 storey building.

Access to the lands is provided by the proposed municipally maintained Richmond Road, known as Street U, and the public laneway known as Riply Lane. Pedestrian sidewalks and walkways will traverse through the site and provide direct connections to Mapleview Drive East and Terry Fox Drive. The site proposes 40 parking spaces at-grade for the commercial units. The accessible parking spaces will be shared with the residential visitors. The townhouse units will have 78 parking spaces at-grade, which includes tandem parking.

The lands will also contain private amenity areas for the townhouse units which includes balconies, decks, terraces, rooftop private amenities and back yards of approximately 600 square metres. The site will also contain sufficient landscaping and greenery to provide visual appeal and privacy to future residents.

The purpose of the proposed Condominium Exemption application is to permit traditional condominium tenure of the residential and commercial units. The justification for the exemption is that the lands have been subject to significant public input during the approval of the former Hewitt's Secondary Plan, the City's new Official Plan, and site-specific applications for plan of subdivision and rezoning. Technical details will be covered off in the Site Plan agreement.

Figure 5. Proposed Site Plan



3.1 Supporting Technical Reports & Plans

The following technical reports and plans have been prepared in support of the proposed applications.

1. Planning Justification Report

This Planning Justification Report examines the subject lands and draft plan approved lands, site context, land use policies and form of development. The brief concludes that the application represents orderly and proper land use planning that will positively contribute to the future growth and quality of life in the City of Barrie.

2. Urban Design Brief

An Urban Design Brief was prepared by 4 Architecture Inc. in support of the proposed applications. The Urban Design Brief provides details on the development and illustrate its conformance to the City of Barrie's Official Plan and Urban Design and Sustainable Design Guidelines for the Salem and Hewitt's Secondary Plan Areas. The report also illustrates how the proposed development achieves key urban design principles and sustainability initiatives.

3. Geotechnical Report

A Supplemental Geotechnical Review was prepared by exp engineering which confirms that the soil and groundwater conditions are relatively consistent in this area on the site and the comments and recommendations contained in the Geotechnical Report for the subdivision are applicable to this block.

4. Functional Servicing and Stormwater Management Report

A Stormwater Management and Servicing Report has been prepared by R.J. Burnside and Associates which that servicing, grading and stormwater management has been designed to meet all applicable requirements and standards.

5. Traffic Update – Functional Design Review

A Traffic Impact Study update – Functional Design Review has been prepared by JD Engineering and concludes that the additional traffic generated by the proposed units will have a negligible impact on the total (2031) traffic operations in the study area. The review also concludes that the location and spacing of the access to this block meet all required guidelines, subject to restricting the Riply accesses to right-out only with 6 metre entrance widths for the maneuvering of emergency vehicles.

6. Hydrogeology Brief

A Hydrogeological Brief was prepared by R.J. Burnside & Associates for Block 536. The subject lands (Block 536, Phase 2A) are located within the 970 Maplevue Inc. lands that were studied by Burnside and for which a report entitled "Hydrogeological Study in Support of Draft Plan – 970 Maplevue Construction Inc. Barrie, Ontario" was completed in November 2019.

Numerous boreholes were drilled as part of previous studies, which determined the local soils consist of sandy silt to silty sand in the shallow overburden. The Brief concludes the groundwater should be well below any proposed building foundations, and the use of Low Impact Development (LID) measures for stormwater management are generally recommended to minimize the potential impacts of development on the water balance. Further, since construction dewatering and foundation drain dewatering is not proposed, there should be no impact to any private supply wells within 300 metres of the subject lands.

7. Noise Impact Analysis

A Noise Impact Analysis was prepared by R. Bouwmeester and Associates which concludes that the proposed development satisfies the requirements of MECP noise guideline NPC-300.

8. Site Plan & Architectural Design Package

4 Architecture Inc. has prepared a site plan, statistics and detailed architectural design package which includes perspectives, elevations and floor layouts.

9. Civil Engineering Design Package

R.J. Burnside has prepared a detailed civil engineering design package consisting of

10. Landscape Design Package and Cost Estimate

Notwithstanding the Provincial changes imposed by Bill 23 relating to landscape design, Strybos Barron King Landscape Architecture has prepared detailed landscape plans and a cost estimate for the site.

11. Streetlight Layout and Photometric Plans

GHD has prepared plans identifying the locations of streetlights and prepared a photometric plan.

4.0 LEGISLATION & POLICY REVIEW

The following subsections provide a summary assessment of how the proposed application has regard to the Planning Act, and is consistent with the Provincial Policy Statement, and conform to the Growth Plan, the Lake Simcoe Protection Plan, the new City of Barrie Official Plan, and the City of Barrie Zoning By-law.

4.1 Planning Act (R.S.O. 1990 c. P.13)

Section 2 of the Planning Act contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act, including considering applications for Zoning By-law Amendments (Section 34 of the Planning Act) and Revision to Draft Approved Plan of Subdivision (Section 51 of the Planning Act).

The matters of provincial interest have been listed below, along with an explanation of how the proposed applications have regard to those matters.

a) the protection of ecological systems, including natural areas, features and functions;

The subject lands do not contain any natural heritage features or functions.

b) the protection of the agricultural resources of the Province;

The subject lands are located within the City of Barrie settlement area boundary, and are designated Medium Density in the City of Barrie Official Plan, which permits residential and commercial development.

c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified, and there are no natural heritage features on the subject lands.

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

An Archaeological Assessment was previously prepared for the draft plan approved lands that confirmed the site does not contain any significant archaeological resources.

e) the supply, efficient use and conservation of energy and water;

The City of Barrie has invested significant monies in upgrading their water and wastewater treatment plans. The proposed development, and the corresponding Development Charge payments will, in part, reimburse the City for those expenses.

New buildings constructed will conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code. The proposed development is located on lands that are designated and zoned to permit residential and commercial uses within an approved subdivision. The lands will utilize municipal infrastructure efficiently, as described in the Servicing Report.

- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

The proposed development conforms to the City's Master Plans.

- g) the minimization of waste;*

The proposed development has been designed for private waste removal.

- h) the orderly development of safe and healthy communities;*

The subject lands fall within Phase 1 of new development in the Designated Greenfield Area according to Appendix 2 of the City of Barrie Official Plan. The site has been designed in consideration of Crime Prevention through Environmental Design principles.

- i) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*

Development applications in the City of Barrie are reviewed by their in-house accessibility coordinator.

- j) the adequate provision and distribution of educational, health, social, cultural, and recreational facilities;*

The lands are within a registered subdivision, which contains two parks, and the lands to the north and east have been planned for elementary schools.

- k) the adequate provision of a full range of housing, including affordable housing;*

The lands are within a registered subdivision, which contains a range of housing options for people in various stages of life. The proposed residential units will contain a range of townhouse dwelling built forms. Please refer to Section 6 of this Report for more details on affordable housing.

- l) the adequate provision of employment opportunities;*

The lands contain commercial uses, which will contribute to providing employment opportunities.

- m) the protection of the financial and economic well-being of the Province and its municipalities;*

The City has prepared a Financial Impact Assessment and an Infrastructure Implementation Plan in order to ensure the City's economic well-being is maintained. The developers of the previously in-effect Hewitts Secondary Plan area have supported the City by front-funding environmental assessments, and infrastructure design and construction.

- n) the co-ordination of planning activities of public bodies;*

The City has signed a service review agreement with the Lake Simcoe Region Conservation Authority, and circulation of the proposed applications will occur to all agencies and public bodies identified in the Planning Act.

- o) the resolution of planning conflicts involving public and private interests;*

Internal and external review of the application will be coordinated by the City's Development Services Department. A public notice sign will be posted on the property which notifies and provides opportunity for the public to comment on the application.

- p) the protection of public health and safety;*

The overall subdivision, including the subject lands, has been designed in consideration of Crime Prevention through Environmental Design principles. In addition, the Building Department and emergency services (Fire, Police) will be circulated a copy of the application for comment.

q) the appropriate location of growth and development;

The proposed mixed-use development is located in a draft approved subdivision within the settlement of Barrie, which will provide a range of residential, commercial, institutional and open space uses.

r) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The overall subdivision is proposed at transit supportive densities and the subject lands are located along a future planned transit route and within reasonable driving distance (3.5 kilometres) from a Major Transit Station (Barrie South GO Station).

s) the promotion of built form that,

- a. is well-designed,*
- b. encourages a sense of place, and*
- c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- d. the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

An Urban Design Brief was prepared in support of the applications which reviews the City's Official Plan policies regarding Urban Design, as well as the specific Urban Design and Sustainable Development Guidelines for the Salem and Hewitt's Secondary Plan areas.

In our opinion, the proposed applications have regard to the matters of Provincial Interest identified in the Planning Act.

4.2 Provincial Policy Statement (PPS), 2020

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Policy Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The three principal parts of the PPS include (i) Building Strong Healthy Communities, (ii) Wise Use and Management of Resources, and (iii) Protecting Public Health and Safety. The following sub-sections assess the application's consistency with the PPS.

4.2.1 Building Strong Healthy Communities

Section 1.0 of the PPS contains policies for building strong healthy communities. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

1) Managing and Directing Land Use to Achieve Efficient and Resilient Development & Land Use Patterns.

Policy 1.1.1 states that healthy, liveable and safe communities are sustained by the following:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

The proposed development is located within a previously approved master planned community known as the former Hewitt's Secondary Plan that was planned to act as a gateway to the City of Barrie. The new City of Barrie Official Plan contains policies to provide a range of employment,

housing and mix of other uses in this area that allow residents to live, work and play in their community.

The City prepared a number of implementation documents including a Financial Impact Assessment, Long-Range Financial Plan, and an Infrastructure Implementation Plan in order to ensure their financial well-being. In addition, to assist the City in managing the costs of growth, the Hewitt's Creek Landowners Group have front ended, and continue to front end millions of dollars of environmental assessments, design and construction expenses.

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The proposed development will provide 39 townhouse units to be integrated with a draft approved subdivision that includes a range of dwelling types. Institutional uses, parks and open spaces are planned for surrounding lands to meet the long-term needs of residents.

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The subject lands do not contain any natural heritage features. Specific to public health and safety, a Traffic Functional Design Review has been prepared for the development of the subject lands.

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The application will not prevent the further expansion of the settlement area boundary as the lands are located within an area that was included in a previous expansion of the Barrie settlement area boundary.

- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The applications will facilitate the proposed development that will meet the required provisions in the current Zoning By-law framework, which was approved by the City of Barrie in 2017 for the Salem and Hewitt's Secondary Plan area.

- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The application will be reviewed by the City's Accessibility Coordinator, and any potential revisions to the subject lands can be discussed following that review.

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

A Stormwater Management and Servicing Review was prepared in support of the proposed application.

- h) promoting development and land use patterns that conserve biodiversity; and,*

The lands do not contain any natural heritage features.

- i) preparing for the regional and local impacts of a changing climate.*

The proposed development will assist the City in preparing for the local impacts of a changing climate by being located outside of any hazard areas (i.e. floodplain), protecting the natural

heritage system, and being compact with smaller mixed use unit types, which designed with direct street connections to promote active transportation.

2) Settlement Areas

Policy 1.1.3 contains policies for settlement areas.

- a) *Policy 1.1.3.1: Settlement areas shall be the focus of growth and development*

The lands proposed for development are within the City of Barrie Settlement Area.

- b) *Policy 1.1.3.2: Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *are freight-supportive.*

The proposed development efficiently uses land within a settlement area, it will be serviced with planned public service facilities and infrastructure, and the compact form of development will support multi-modal transportation.

- c) *Policy 1.1.3.2: Land Use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The subject lands are located within an area planned for mixed use development in accordance with the Designated Greenfield Area policies in the new Official Plan, which were updated from the previously approved Hewitts Secondary Plan area.

- d) *Policy 1.1.3.4: Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

The City has approved a Zoning By-law framework for the Salem and Hewitt's Secondary Plan areas that facilitates a more compact form, while maintaining appropriate levels of public health and safety. This framework is also being implemented in the new Draft City of Barrie Zoning By-law. The latter is achieved by creating walkable neighbourhoods with planned increase in the active transportation multi-modal split, while also ensuring that new developments adhere to the principles of Crime Prevention through Environmental Design.

- e) *Policy 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

The subject lands are located within a registered subdivision, which contain a range of land uses. The application proposes residential and commercial uses that allow for the efficient use of land, infrastructure and public service facilities.

- f) *Policy 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure a) that specified targets for intensification and redevelopment are achieved prior*

to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

The lands are located within Phase 1 of Appendix 2 of the new Official Plan, which guides development in the Designated Greenfield Area. The development of the subject lands will adhere to the Infrastructure Implementation Plan that ensures the timely provision of infrastructure.

3) Housing

Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected market-based and affordable housing needs of current and future residents of the regional market area.

- a) *Policy 1.4.3 a): Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

The City of Barrie Official Plan policy 6.4.2 (e)(iii) states residential development and redevelopment in Medium Density and High Density land use designations should contribute to the provision of affordable housing in accordance with policy 2.5 (l), which states the annual affordable housing target is 15%.

- b) *Policy 1.4.3 b): permitting and facilitating (1) all housing options to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and (2) all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

The subject lands are designated as Medium Density, which permits all forms of residential uses. The proposed development will facilitate 39 townhouse units.

- c) *Policy 1.4.3 c): directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

The subject lands are located within the Medium Density designation along an arterial roadway, which is recognized as an appropriate location for new growth in the City of Barrie Official Plan. The lands will utilize municipal services.

- d) *Policy 1.4.3 d): promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*

The development will be built at a density that is transit supportive and conforms to the City's new Official Plan and the Growth Plan. The density proposed efficiently use land, resources, infrastructure and public service facilities.

- e) *Policy 1.4.3 e): requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*

The proposed development will be built at a density that is transit supportive and within walking distance (20 minutes) to a Major Transit Station Area.

- f) *Policy 1.4.3 f): establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The City has approved a Zoning By-law framework for the Salem and Hewitt's Secondary Plan areas that facilitates a more compact form, while maintaining appropriate levels of public health and safety. The proposed development of the subject lands adheres to the principles of Crime Prevention through Environmental Design, and will provide residential and commercial land uses to encourage active transportation.

4) Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 promotes healthy, active communities through the following:

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

The lands are within a registered subdivision that has been designed in accordance with the principles of Crime Prevention through Environmental Design.

- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

The overall parkland needs of the Hewitt's Secondary Plan area will be delivered in accordance with the executed Master Parkland Agreement between the City and the Hewitt's Creek Landowners Group. This Agreement identifies the park land and cash-in-lieu obligations, including the timing of payment and the configuration/location/size of the parkland areas. In accordance with this Agreement, cash-in-lieu will be provided for the subject lands.

5) Infrastructure and Public Service Facilities

Policy 1.6.1 requires that infrastructure and public service facilities be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities should ensure they are financially viable over their life cycle and meet current and projected needs.

The City has prepared a Financial Impact Assessment, Long-Range Financial Plan, an Infrastructure Implementation Plan, a Capital Plan and a series of Master Plans that consider the needs and timing of delivery and their associated long-term costs. In addition, representatives from InnPower, Enbridge, the City of Barrie and the Hewitt's Landowners Group attend regular working group meetings to coordinate electricity and utility needs. Both InnPower and Enbridge have prepared and will continue to update their economic modelling to ensure viable service delivery.

Policy 1.6.2 requires Planning Authorities to promote green infrastructure. The design of the overall subdivision includes Low Impact Development measures in the park. Refer to the Stormwater Management and Servicing Report for additional on-site details.

6) Sewage, Water and Stormwater

Policy 1.6.6.1 requires the efficient use and optimization of existing municipal sewage and water services, and to ensure those systems can be provided in a manner that is sustained by the water resources upon which they rely, prepares for the impacts of a changing climate, are feasible and financially viable over their lifecycle and protects human health and safety and the natural environment. Lastly, water conservation and water use efficiency is promoted and infrastructure servicing and land use considerations should occur at all stages of the planning process.

The City has significantly invested in upgrades to their Water and Wastewater Treatment Plants to support planned growth. Those plants are both located adjacent to Lake Simcoe and are required to meet the

Ministry of the Environment Conservation and Parks regulatory criteria. Development Charges collected from growth will reimburse the City for the majority of the costs incurred as a result of the plant expansions.

Policy 1.6.6.7 requires stormwater management planning to achieve the following:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*

The Lake Simcoe Region Conservation Authority (LSRCA) and the City of Barrie Engineering Department will review the Stormwater Management Report and Engineering Plans to ensure their standards are still being met. A significant amount of background and foundational work is available in the Subwatershed Impact Study (SIS) to inform the stormwater design. The application conforms to the SIS.

- b) *minimize, or, where possible, prevent increases in contaminant loads;*

The proposed development conforms to the SIS.

- c) *minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure.*

The overall subdivision design/construction addresses water balance and stormwater management, in addition to site specific matters as detailed in the Stormwater Management and Servicing Review Report that accompanies the application. The Lake Simcoe Region Conservation Authority and the City of Barrie Engineering Department will review the design to ensure their standards are being met.

- d) *mitigate risks to human health, safety, property and the environment;*

The lands are not located within LSRCA regulated development limits,

- e) *maximize the extent and function of vegetative and pervious surfaces; and*

A Stormwater Management and Servicing Review Report was submitted with the application, which provides information on the limit and extent of grading, infiltration, use of Low Impact Development facilities, and a calculations/modelling of pre- and post-development monitoring.

- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The stormwater management design conforms to and implements the foundational detail contained in the Subwatershed Impact Study.

7) Transportation Systems

Policy 1.6.7.3 requires connectivity within and among transportation systems. The West Block will primarily be accessed by Richmond Road (Street 'U'), which conveniently connects to Mapleview Drive East. The lands are also proposed to be accessed by Riply Lane, which is a public laneway located to the west.

Policy 1.6.7.4 promotes land use patterns, densities and a mixture of uses to minimize the length and number of vehicle trips and support current and future use of transit and active transportation. In support of the approval of the previously in-effect Hewitt's Secondary Plan, the City prepared a Multi-Modal Active Transportation Master Plan (MMATMP) that planned for an increase in the use of transit and active transportation. Specific to the application, the proposed development provides a density and mix of land uses that supports transit and active transportation use. A Traffic Functional Design Review was prepared for the application.

8) Long-Term Economic Prosperity

Policy 1.7.1 states that long-term economic prosperity is supported by the following:

a) *promoting opportunities for economic development and community investment-readiness;*

New development must conform to the City's Long-Range Financial Plan which ensures the economic well-being of the City.

b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*

The proposed 39 townhouse dwelling units will provide for additional housing options and supply for the City. The subject lands are within reasonable walking distance to planned community facilities (library, recreation centre, elementary school, secondary school) and within approximately 2 kilometres of a Major Transit Station Area.

c) *optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities;*

The proposed development will be serviced by existing municipal water, sanitary and stormwater infrastructure, and the residents will utilize existing and planned parks and schools and other services in the area.

d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

The proposed development does not impact downtowns or mainstreets.

e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

No built or cultural heritage resources will be impacted by the proposed development.

f) *promoting the redevelopment of brownfield sites;*

The property is not a brownfield site.

g) *providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*

The proposed development conforms to, and will implement, the City's Transportation Master Plan. The proposed development encourages the use of multi-modal transportation by way of its density, compact form, and direct pedestrian connections to the street.

h) *providing opportunities for sustainable tourism development;*

Not applicable to the subject applications.

i) *Sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;*

The proposed development will not impact agricultural uses outside of the City of Barrie.

j) *promoting energy conservation and providing opportunities for increased energy supply;*

Energy conservation is promoted through the proposed compact form, utilizing planned infrastructure and by encouraging multi-modal transportation due to the proximity to community services and facilities.

k) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and*

Energy conservation, as outlined in point j) above, helps to reduce the impacts of climate change.

- l) encouraging efficient and coordinated communications and telecommunications infrastructure.*

The detailed engineering design for the site will contain provisions for wireline infrastructure in consultation with Bell and Rogers.

9) Energy Conservation, Air Quality and Climate Change

Policy 1.8.1 supports energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;*

The development of residential and commercial uses is proposed at transit supportive densities.

- b) Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

The proposed development is located along a planned transit route.

- c) Focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed or designing these to facilitate the establishment of transit in the future;*

The subject lands will contain at-grade commercial uses and are located along a planned transit route.

- d) Focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*

Not applicable.

- e) Encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*

The development is proposed along a planned transit route and within walking distance to a Major Transit Station Area. The development of 39 townhouse units and 15 at-grade commercial units is proposed at transit supportive densities.

- f) Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure;*

The development of the subject lands will conform to the energy efficiency requirements of the Ontario Building Code, and the overall subdivision contains Low Impact Development measures.

- g) Maximize vegetation within settlement areas, where feasible;*

The lands do not currently contain any vegetation. Landscaping plans were submitted for the proposed development of the subject lands.

4.2.2 Wise Use and Management of Resources

Section 2.0 of the PPS contains policies for the wise use and management of resources. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

1) Natural Heritage

Policy 2.1.1 states that natural features and areas should be protected for the long term. The subject lands do not contain any natural heritage features.

2) Water

The Policies in Section 2.2 direct planning authorities to protect, improve or restore the quality and quantity of water.

A Subwatershed Impact Study and Well Monitoring Study have previously been prepared and approved by the City. In addition, a Stormwater Management and Servicing Review report, Supplementary Geotechnical Review and Hydrogeological Brief have been prepared in support of the application.

3) Cultural Heritage and Archaeology

Policy 2.6.1 requires the conservation of significant built heritage resources and significant cultural heritage landscapes. The subject lands do not contain significant archaeological resources.

5.2.3 Protecting Public Health and Safety

Section 3.0 of the PPS contains policies for protecting public health and safety. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

1) Natural Hazards

Policy 3.1 directs development away from natural hazards such as flooding or erosion hazards.

Development is not proposed within any natural hazards.

2) Human-Made Hazards

Policy 3.2 deals with development on, abutting or adjacent to human-made hazards. No human-made hazards exist on or in proximity to the site.

In our opinion, the proposed applications are consistent with the Provincial Policy Statement, 2020.

4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The current Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019 and was subsequently amended with Amendment No. 1 that took effect on August 28, 2020. The Growth Plan provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The six principal parts of the Growth Plan include (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area. The following sub-sections assess the applications conformity with the Growth Plan.

4.3.1 Where and How to Grow

Section 2 of the Growth Plan contains policies applicable to the proposed applications including: Managing Growth (Policy 2.2.1), Housing (2.2.6), and Designated Greenfield Areas (2.2.7).

1) Policy 2.2.1: Managing Growth

4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the*

needs of all household sizes and incomes;

d) expand convenient access to:

- i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
- ii. public service facilities, co-located and integrated in community hubs;*
- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- iv. healthy, local, and affordable food options, including through urban agriculture;*

e) provide for a more compact built form and a vibrant public realm, including public open spaces;

f) mitigate and adapt to the impacts of climate change, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

g) integrate green infrastructure and appropriate low impact development.

The proposed development contains a mixture of residential and commercial units and will provide convenient access to proposed nearby community facilities and services. The development of the lands will improve social equity and the quality of life of future residents by being in close proximity to community facilities and promoting social connectivity through the compact built form. The proposed 39 townhouse dwelling units provide additional housing options in this area of Barrie.

2) Policy 2.2.6: Housing

2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversify their overall housing stock across the municipality.*

The proposed development implements a built form that will contribute to the housing supply in the City. The proposed development provides an appropriate density for the area and promotes diversity within the housing stock of the City.

3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

The proposed development contains 39 townhouse units, which will contribute to the range of unit types in the City to meet the needs of a diverse range of household sizes and incomes.

3) Policy 2.2.7: Designated Greenfield Areas

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;*
- b) supports active transportation; and*
- c) encourages the integration and sustained viability of transit services.*

The development is proposed at densities supportive of helping establish complete communities

and will promote active transportation and public transit.

2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; and*
 - b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*

The development is planned to achieve a density of approximately 180 people and jobs per hectare (136 people & jobs/0.76 ha.).

4.3.2 Infrastructure to Support Growth

Section 3 of the Growth Plan contains policies applicable to the proposed applications including: Integrated Planning (3.2.1), Transportation – General (3.2.2), Moving People (3.2.3), Water and Wastewater Systems (3.2.6), Stormwater Management (3.2.7), and Public Service Facilities (3.2.8).

1) Policy 3.2.1: Integrated Planning

1. *Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.*

The City prepared a series of Master Plans to inform new development. The proposed development has been designed to conform to these Master Plans.

2) Policy 3.2.2: Transportation – General

1. *Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.*

The City prepared a series of Master Plans. The proposed development has been designed to conform to these Master Plans.

3) Policy 3.2.3: Moving People

2. *All decisions on transit planning and investment will be made according to the following criteria:*
 - a) *aligning with, and supporting, the priorities identified in Schedule 5;*
 - b) *prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels;*
 - c) *increasing the capacity of existing transit systems to support strategic growth areas;*
 - d) *expanding transit service to areas that have achieved, or will be planned to achieve, transit-supportive densities and provide a mix of residential, office, institutional, and commercial development, wherever possible;*
 - e) *facilitating improved linkages between and within municipalities from nearby neighbourhoods to urban growth centres, major transit station areas, and other strategic growth areas;*
 - f) *increasing the modal share of transit; and*
 - g) *contributing towards the provincial greenhouse gas emissions reduction targets.*

The City of Barrie has prepared a Master Plan in fulfillment of these policies.

4) Policy 3.2.6: Water and Wastewater Systems

1. *Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.*

The City of Barrie has prepared a Financial Impact Assessment and Long-Range Financial Plan.

2. *Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:*
 - a) *opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
 - b) *the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;*
 - c) *a comprehensive water or wastewater master plan or equivalent, informed by watershed planning or equivalent has been prepared to:*
 - i. *demonstrate that the effluent discharges and water takings associated with the system will not negatively impact the quality and quantity of water;*
 - ii. *identify the preferred option for servicing growth and development, subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 of the PPS, 2020, which must not exceed the assimilative capacity of the effluent receivers and sustainable water supply for servicing, ecological, and other needs; and*
 - iii. *identify the full life cycle costs of the system and develop options to pay for these costs over the long-term.*

The City has prepared a Wastewater Collection Master Plan, a Wastewater Treatment Master Plan and a Water Supply Master Plan in fulfillment of these policies. New development must conform to these Master Plans.

5) Policy 3.2.7: Stormwater Management

1. *Municipalities will develop stormwater master plans or equivalent for serviced settlement areas that:*
 - a) *are informed by watershed planning or equivalent;*
 - b) *protect the quality and quantity of water by assessing existing stormwater facilities and systems;*
 - c) *characterize existing environmental conditions;*
 - d) *examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;*
 - e) *incorporate appropriate low impact development and green infrastructure;*
 - f) *identify the need for stormwater retrofits, where appropriate;*
 - g) *identify the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and*
 - h) *include an implementation and maintenance plan.*

In support of the above policies, the City of Barrie prepared a Drainage and Stormwater Management Plan as well as guidelines/standards to implement the use of Low Impact Development measures. A Stormwater Management and Servicing Review report was prepared in support of the proposed development.

2. *Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*
 - a) *is informed by a subwatershed plan or equivalent;*
 - b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
 - c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
 - d) *aligns with the stormwater master plan or equivalent for the settlement area, where applicable.*

A Stormwater Management and Servicing Review report was prepared in support of the proposed development.

4.3.3 Protecting What is Valuable

Section 4 of the Growth Plan contains policies applicable to the proposed applications including: Water Resource Systems (4.2.1), Natural Heritage System (4.2.2), Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features (4.2.4), and Cultural Heritage Resources (4.2.7).

1) Policy 4.2.1: Water Resource Systems

1. *Upper- and single-tier municipalities, partnering with lower-tier municipalities and conservation authorities as appropriate, will ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.*

A Subwatershed Impact Study (SIS) was prepared for the Hewitt's Secondary Plan area. The proposed development conforms to the SIS.

2) Policy 4.2.2: Natural Heritage System

1. *A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.*

The GGH natural heritage mapping does not apply to the subject lands as they are located within an approved settlement area boundary as of July 1, 2017.

2. *Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:*
 - a) *will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*
 - b) *may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

The application proposes development outside of natural heritage features.

3) Policy 4.2.7: Cultural Heritage Resources

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

An archaeological assessment has been previously prepared for the draft approved subdivision that confirms the subdivision, including the subject lands, do not contain any significant natural heritage features.

4.3.4 Implementation

Section 5 of the Growth Plan contains policies applicable to the proposed applications including: Growth Forecasts (5.2.4), and Other Implementation (5.2.8).

1) Policy 5.2.4: Growth Forecasts

3. *The population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of August 28, 2020 will apply to all planning matters in that municipality, including lower-tier planning matters where applicable, until the upper- or single-tier municipality has applied the forecasts in Schedule 3 in accordance with policy 5.2.4.2 and those forecasts are approved and in effect in the upper- or single-tier official plan.*

The development is planned to achieve a density of approximately 180 people and jobs per hectare (136 people & jobs/0.76 ha.).

4.3.5 Simcoe Sub-Area

Section 6 of the Growth Plan contains policies applicable to the proposed applications including Managing Growth (6.3).

1) Policy 6.3: Managing Growth

1. *Primary settlement areas for the Simcoe Sub-area are identified in Schedule 8.*

The City of Barrie is identified as a Primary Settlement Area in Schedule 8 of the Growth Plan.

2. *Municipalities with primary settlement areas will, in their official plans and other supporting documents:*

- a) *identify primary settlement areas;*

The subject lands are located within the settlement area boundary of the City of Barrie.

- b) *identify and plan for strategic growth areas within primary settlement areas;*

The City of Barrie has identified and planned for strategic growth areas as identified on Map 1. The subject lands are not within a strategic growth area; however, they are located approximately 2.5 kilometres from a Major Transit Station Area.

- c) *plan to support the achievement of complete communities within primary settlement areas; and*

The subject lands are located within a registered approved subdivision that will provide a range of residential, commercial and recreation land uses. The proposed development will facilitate a mixed-use development, which will contribute to Barrie being a complete community.

- d) *ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.*

The design of the site and buildings generally conforms to the Urban Design and Sustainable Development Guidelines for the Salem and Hewitt's Secondary Plan Area. The Urban Design Brief concludes the proposed development will provide appropriate intensification, building form, massing, and uses.

In our opinion, the proposed applications conform to the Growth Plan.

4.4 The Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed.

In fulfillment of the watershed policies of the LSPP the Hewitt's Landowners Group retained a number of consultants to prepare a detailed Subwatershed Impact Study (SIS) that was reviewed and accepted by the Lake Simcoe Conservation Authority and the City of Barrie. The detailed design will be submitted to the City and the LSRCA in support of the proposed development and will include Low Impact Development facilities, and calculations relating to phosphorus loading and water balance.

In accordance with policy 6.40-DP, a Species At Risk Screening and Geotechnical Report were prepared and submitted in support of the original rezoning and Draft Plan of Subdivision applications to assess groundwater on the site and demonstrate how it will be protected, improved, or restored. A Supplementary Geotechnical Review and Hydrogeological Brief has been submitted in support of the proposed applications.

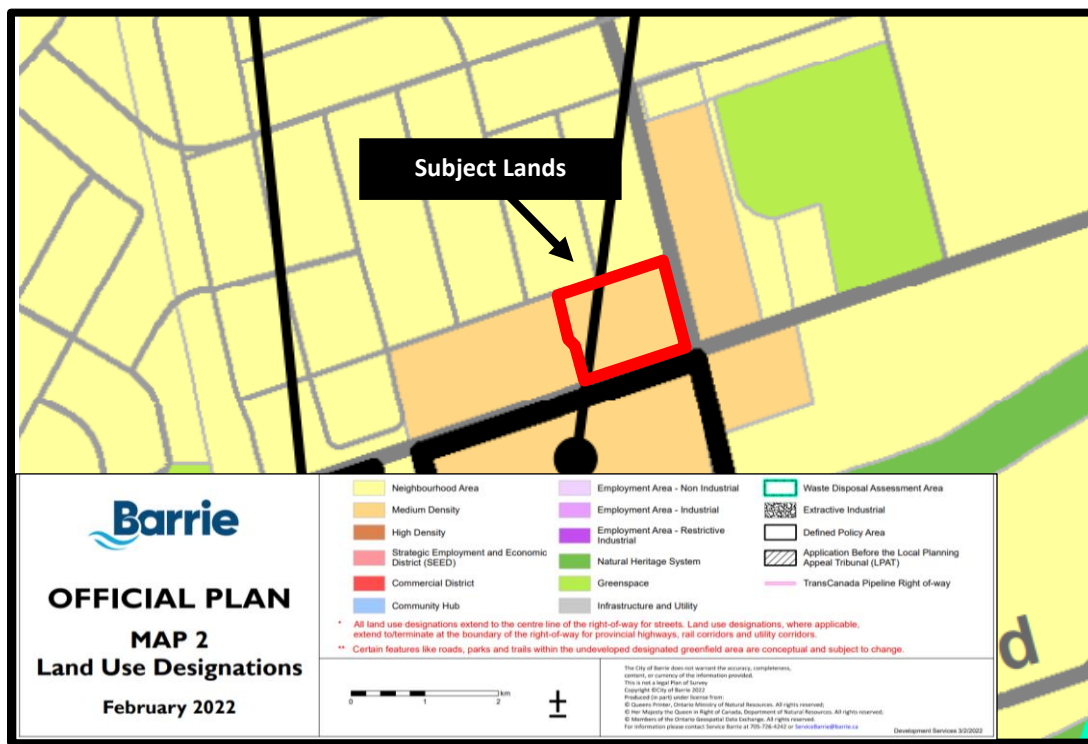
In our opinion, the proposed applications conform to the Lake Simcoe Protection Plan.

4.5 City of Barrie Official Plan

On April 11, 2023, the Ontario Ministry of Municipal Affairs and Housing approved a new Official Plan for the City of Barrie. The new Official Plan directs the city's growth to accommodate for population and job growth by 2051. The document provides municipal policies and objectives for protecting employment lands, natural spaces, and building up the downtown and other growth areas to create more homes, as these matters adhere to provincial interest.

The subject lands are designated Medium Density according to Map 2–Land Use Designations (**Figure 6**).

Figure 6. City of Barrie Official Plan, Map 2: Land Use Designations



4.5.1 Official Plan Policies

The proposed application has been reviewed to determine its conformity with the following proposed Official Plan policies.

4.5.1 Designated Greenfield Area

The lands are identified to be within the Designated Greenfield Area, as shown on Map 1 of the Official Plan. Section 2.4.2.3 contains policies for Designated Greenfield Areas which have been assessed below:

- a) *The City's balanced approach to growth management means that 50% of annual residential growth will be directed towards the Designated Greenfield Area.*

The proposed development will provide 39 townhouse units which will contribute to the City's housing supply and residential growth targets.

- b) *The development of new neighbourhoods on Designated Greenfield Area lands shall generally be planned and designed according to a modified grid street pattern.*

The subject lands are located within a registered subdivision and the street pattern was previously approved by City Staff.

- c) *Development on Designated Greenfield Area lands will follow a logical progression where new development is contiguous with or abuts developed areas and progresses outward, excepting where physical barriers or significant natural heritage features and areas prohibit this development pattern.*

The subject lands fall within Phase 1 of the Phasing Plan in Appendix 2 of the Official Plan.

- d) *Designated Greenfield Area lands shall be planned to maximize the potential for the creation of complete communities and sustainable development. This will be achieved through:*

- i) The efficient use of land and infrastructure;*
- ii) Preservation of the Natural Heritage System;*
- iii) A varied land use arrangement including a mix of uses along Intensification Corridors and within Strategic Growth Areas, the provision of live-work opportunities, and a mix of housing options and employment opportunities;*
- iv) The opportunity to provide viable transit service and the provision of active transportation facilities;*
- v) The creation of neighbourhoods with parks, schools and the Natural Heritage System as their focal points within a five-minute walk of most residents; and,*
- vi) The implementation of measures to maintain the natural hydrologic cycle and function of the watersheds, and to protect ground and surface water quantity and quality.*

The development will efficiently utilize lands designated and zoned for mixed-use. The lands do not contain any natural heritage features, and a Supplementary Geotechnical Review and Hydrogeological Brief was prepared for the subject lands to assess surface water quantity and quality. The lands are located along a planned transit route, and the mix of uses will encourage active transportation.

- e) *Development on Designated Greenfield Area lands, except within Employment Areas, shall be planned to achieve an overall minimum density of 79 persons and jobs per hectare to 2051.*

The development is planned to achieve a density of approximately 180 people and jobs per hectare (136 people & jobs/0.76 ha.).

- f) *Developments in the Designated Greenfield Area that received approval prior to the approval of this Plan, consideration should be given as to whether the Designated Greenfield Area density target can still be met (on remaining vacant blocks, future development blocks, or future phases of draft plans of subdivision), provided that the infrastructure will support the increased density.*

The development is planned to achieve a density of approximately 180 people and jobs per hectare (136 people & jobs/0.76 ha.). Sufficient infrastructure exists to service the proposed development.

- g) *To meet the Designated Greenfield Area density target and to help meet housing need, development across the Designated Greenfield Area shall provide a range and mix of housing options, unit types, and built form.*

The development will provide 39 townhouse units to provide additional housing options in this area of the City.

- h) *All new neighbourhoods and employment areas in the Designated Greenfield Area will be designed to support resource conservation and environmental preservation, protection and enhancement, and should include the best practices in the use of energy, water conservation/recycling, and sustainable community planning.*

New buildings must conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code. Further, the proposed compact built form of the development promotes greater energy efficiency.

- i) *To ensure new development on Designated Greenfield Area land is integrated, co-ordinated, and financially viable, all growth shall occur in accordance with the phasing policies set out in Section 9.5.2, and servicing shall be co-ordinated in accordance with the infrastructure policies of Sections 5.6 and 6.6.*

The subject lands are located within Phase 1 of the Phasing Plan in Appendix 2, and a Stormwater Management and Servicing Review report has been prepared in support of the applications.

4.5.1.2 Medium Density

The lands are proposed to be designated Medium Density, as shown on Map 2, which permits all forms and tenure of residential uses and commercial uses. Section 2.6.2.3 contains development policies for the Medium Density designation which have been assessed below:

- a) *Development in the Medium Density land use designation is encouraged to be mixed use.*

The proposed development will provide a mix of residential and commercial uses.

- b) *Where limited or no commercial and retail uses exist within 450.0 metres of a proposed development, a mix of uses would be required, as per the following: (i) The mix of uses would need to include a combination of two of the following: residential, commercial, retail, institutional and office use development; and, (ii) A minimum of 50% of the building frontage should consist of non-residential uses. Variation from this target may be considered and will be evaluated against the needs of the surrounding area.*

The development will provide ground floor commercial uses within two of the proposed townhouse blocks.

- c) *Buildings should be a minimum of six storeys and shall be limited to 12 storeys.*

The proposed development will facilitate three mixed-use townhouse buildings that will be 3 to 3.5 stories in height, which complied with the minimum building height of the previous in-effect Official Plan, 2010, as amended by the former Hewitt's Secondary Plan, and complies with the current zoning on the lands (Neighbourhood Mixed Use – NMU).

The subject lands are a block within a registered plan that received site specific subdivision and zoning approvals and the proposed applications are considered subsequent implementing applications as provided for in Section 2.5.6 of the Official Plan which reads as follows:

2.5.6 a) Site specific development approvals and land use permission granted prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing are deemed to

conform with this Plan. Subsequent implementing applications shall be subject to the land use policy framework in place prior to the approval of this Plan by the Minister of Municipal Affairs and Housing and shall not require an amendment to this Plan.

- d) *The residential density for development on lands designated Medium Density shall be in the range of 125.0 to 300.0 units per hectare.*

The applications propose a residential density of 51 units per hectare, and when combined with the commercial units, the combined density would be 71 units per hectare. Similar to point 4.5.1.2 c) above, the applications represent 'subsequent implementing applications' and Section 2.5.6 a) would therefore apply. The density proposed conforms to the former Hewitt's Secondary Plan and the Zoning framework in effect for these lands.

- e) *If the minimum residential density target can be met, building heights lower than six storeys may be permitted.*

the applications represent 'subsequent implementing applications' and Section 2.5.6 a) would therefore apply. The building heights proposed conform to the former Hewitt's Secondary Plan and the Zoning framework in effect for these lands.

- f) *New development must appropriately transition to any Neighbourhood Area lands either adjacent to the property or across the street, and must satisfy the transition policies in Section 3 and the other transition policies of this Plan.*

The site is located to the south and east of lands proposed to be designated Neighbourhood Area. The development will satisfy the transition policies as the buildings will be three-stories in height, have sufficient setbacks from the street and adjacent properties, and will adhere to best urban design practices.

4.5.1.4 Natural Heritage System

Section 5.3 of the Official Plan contains design policies for the Natural Heritage System which are addressed below:

- a) *Lands part of the Natural Heritage System are subject to a series of natural heritage protection overlays identified on Map 3.*

The lands are not identified within any natural heritage protection overlays in Map 3.

- b) *The City will protect its natural heritage features and areas for the long term.*

The lands do not contain any natural heritage features.

4.5.1.5 Affordable Housing

Section 6.4.2 of the Official Plan contains affordable housing policies. Refer to Section 5 of this Report.

4.5.1.6 Infrastructure

Section 6.6.2 contains development control policies for Infrastructure, which are addressed below:

- b) *Infrastructure, including wastewater, water facilities, and gas pipelines, should be planned and located in conjunction with the street right-of-way or existing infrastructure corridors.*

The proposed development will utilize municipal water and wastewater services. A Stormwater Management and Servicing Review report was prepared in support of the proposed development.

4.5.1.7 Stormwater Management

Section 6.6.4 contains development control policies for Stormwater Management, which are addressed below:

- a) *All new development shall utilize generally accepted best practices in stormwater management, which shall be the highest level determined to be technically and economically feasible.*

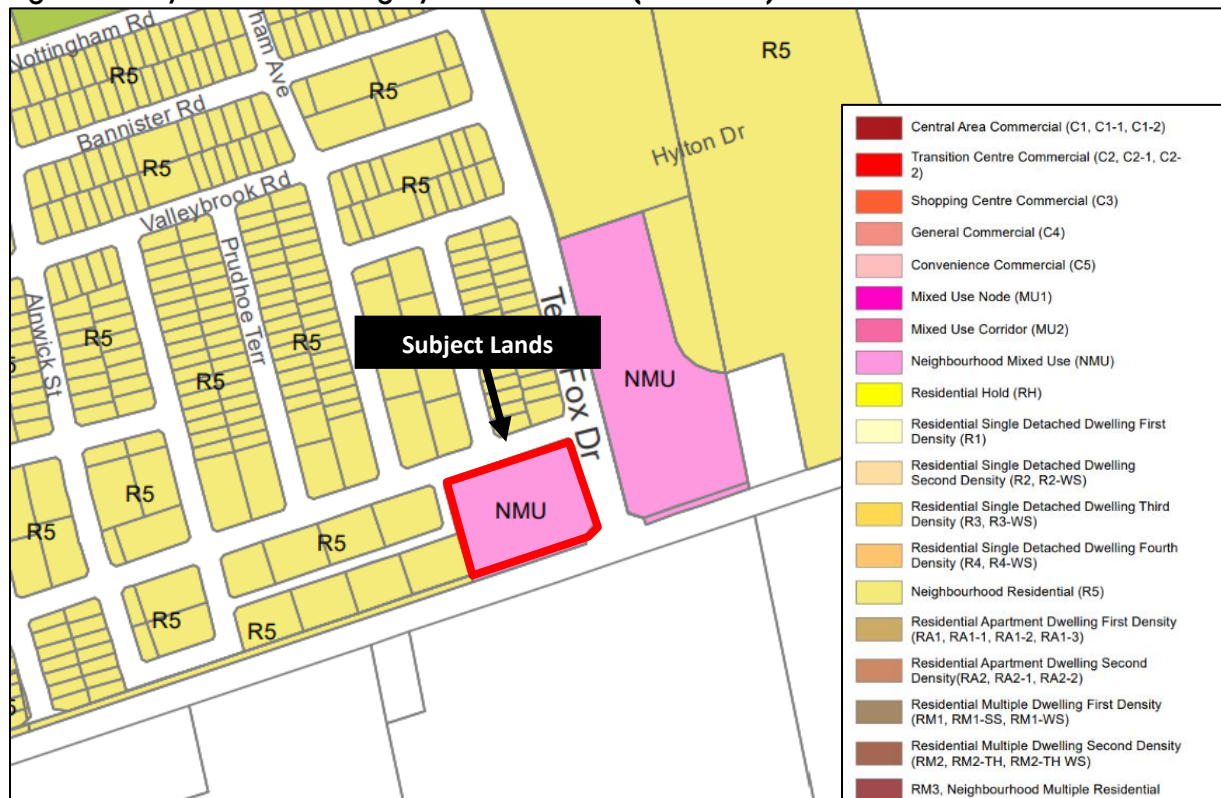
A Stormwater Management and Servicing Review report was prepared in support of the proposed development.

In our opinion, the proposed applications conforms to the general intent of the City of Barrie Official Plan.

4.7 City of Barrie Zoning By-law

The subject lands are zoned Neighbourhood Mixed Use (NMU) in the City of Barrie Zoning By-law 2009-141 (**Figure 7**) via site specific zoning by-law amendment 2018-015. The Neighbourhood Mixed Use (NMU) zone permits single detached dwellings, semi-detached/duplex dwellings, block/cluster/street townhouses, boarding houses, accessory uses, limited institutional uses, limited open space uses and local convenience retail uses. The proposed applications conform to the development standards in the Neighbourhood Mixed Use (NMU) zone and no special exceptions are needed.

Figure 7. City of Barrie Zoning By-Law 2009-141 (2018-015)



5.0 AFFORDABLE HOUSING

In accordance with Section 6.11 of the Official Plan, and as confirmed during Pre-Consultation, the City of Barrie has requested an affordable housing report to be prepared in support of the proposed applications. The purpose of the report is to examine the impact that a proposed development will have on the supply of affordable housing options in the City and to address the Official Plan policies that speak to the need for preserving and enhancing the City's existing stock of affordable housing. The report is to include information and an assessment of the following:

a) Proposed Development:

- Description of proposal and concept plan
- Number of existing residential (including rental) units
- Number of residential units to be retained, added, or lost due to the proposed development
- Type and size of units, and whether the units are intended to be condominium registered
- Proposed rental or sale prices
- Any proposed phasing and the number of affordable housing being added or removed through each phase
- Site and contextual considerations

b) Plans and Policies:

- Review of relevant Provincial Policy Statement, Growth Plan, and Official Plan policies (particularly policy 3.3.2.2 Affordable Housing Policies)
- Review and compliance with the Affordable Housing Strategy

c) Analysis and Recommendations:

- Demonstrating how the proposal is consistent with relevant policies and regulations and how the proposed development will add to, or compensate for, the loss of the stock of affordable housing units.

5.1 Proposed Development

Section 4 of this Report details the proposed development, which includes 3 buildings containing a total of 39 new townhouse units, or approximately 51 residential units per hectare (71 uph when combined with the commercial units).

The Owner is proposing that this development will be condominium in tenure. In terms of sale price, the Owner feels that there is no reasonable way, at this pre-approval/pre-tendering stage, to estimate sale prices in light of market changes, unprecedented (for Barrie) proposed development charge increases, interest rate uncertainty, and increasing material's cost. The final decision on sale prices will be made when building permits have been submitted and tender prices have been received; however, based on these factors it is not expected that any units would be affordable.

Across all three buildings there is a range of unit types including 2 bedroom, 3 bedroom and 4 bedroom. Unit sizes range from a low of approximately 121 square metres, to a high of 207 square metres.

5.2 Legislation, Provincial Plans & Provincial Policies

The provision of affordable housing is supported by legislation, Provincial Plans and Policies and well as local policies as outlined below:

5.2.1 Planning Act

As detailed in Section 4.1.1 of this Report, affordable housing is a matter of provincial interest according to Section 2f) of the Planning Act. Barrie City Council must have regard to affordable housing when carrying out their duties and considering whether to approve the proposed Zoning By-law Amendment application.

5.2.2 Provincial Policy Statement (PPS)

Section IV of the Provincial Policy Statement contains the Vision for Ontario's Land Use Planning System which includes creating efficient development patterns that optimize the use of land, resource and public investment in infrastructure and public service facilities which promote a mix of housing including affordable housing.

Section 1.1.1.b) state that healthy, liveable and safe communities are sustained by:

"accommodating an appropriate affordable and market-based range and mixed of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)."

The Housing policies in Section 1.4.3 state that Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

"a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans."

The PPS defines Affordable to mean the following:

a) In the case of home ownership, the least expensive of

- 1) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.*

b) In the case of home ownership, the least expensive of

- 1) A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2) A unit for which the rent is at or below the average market rent of a unit in the regional market area.*

The PPS defines "low and moderate income households" as follows:

- a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or*
- b) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.*

5.2.3 A Place to Grow, Growth Plan for the Greater Golden Horseshoe

One of the "Guiding Principles" of the Growth Plan is to support a range and mix of housing options, which includes affordable housing. The context of the Growth Plan, as outlined in Section 2.1 states that "many communities in the GGH are facing issues of housing affordability" and the Plan helps to address this issue by providing direction to plan for a range and mix of housing options, including affordable housing.

The “Managing Growth” policies in Section 2.2.1.4c) state that applying the policies of the Growth Plan will support the achievement of complete communities that:

“c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.”

The “Housing” policies in Section 2.2.6a)i. state that municipalities will support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- a) Identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*
- b) Establishing targets for affordable ownership housing and rental housing.*

The Growth Plan’s definition of “affordable” and “low and moderate income households” is the same as the PPS.

5.3 Barrie Official Plan Policies

Section 6.4.2 of the adopted Official Plan contains affordable housing policies, and those relevant to high density development have been provided below:

6.4.2 Affordable Housing Policies

- a) The City will take measures to ensure that housing options meet the needs of all residents.*

Note: The definition of ‘housing options’ includes housing arrangements and forms such as “affordable housing”.

- b) The City will explore partnership opportunities between the County of Simcoe, housing providers and agencies, private developers, as well as community groups, to provide innovative affordable housing options, including deeply affordable housing.*
- c) As a measure of social and economic resiliency, the City will plan for and support the provision of attainable and affordable housing to meet the diverse needs of the City’s residents, regardless of age or circumstance, so that all people can call Barrie home.*

Note: “Attainable housing” is not defined in the Official Plan. In our opinion, the introduction of 39 townhouse units will create more attainable housing than typical single-detached or street townhouse options for a wide demographic.

- e) The City shall encourage the provision of an appropriate range and mix of housing options and densities to meet the social, health, economic, and well-being requirements of current and future residents. Further to this:*
 - iii) All new residential development and redevelopment in Medium Density and High Density land use designations should contribute to the provision of affordable housing in accordance with policy 2.5j).*

For reference, policy 2.5j) states that *“The annual affordable housing target is 15%, as per the policies in Section 6.4.2 of this Plan. This target is to be measured City-wide. The City will be guided by provincial direction and the City’s affordable Housing Strategy to implement this affordable housing target.*

The Owner has advised that they will not be offering affordable housing units in this specific development. They may offer some affordable rental units in the proposed mixed use block to the east.

6.4 Barrie Affordable Housing Strategy

In 2015 Barrie approved an “Affordable Housing Strategy”, which was a 10-year plan to increase the supply of affordable housing units in the City. The intent of the Strategy was the construction of 840 affordable housing units in the City. Since 2022, staff have prepared periodic ‘Report Cards’ or updates as to how the City has performed in meetings its objective. The most recent Report Card was provided in August 2022, which notes the City has achieved 965 affordable units as of December 31, 2021.

The implementation of the Strategy occurred through a variety of ways such as:

- Establishing a built form task force.
- Increased the permissions for second residential units.
- Allowed for the provision of affordable housing as a community benefit in exchange for increased height and density pursuant to Section 37(1) of the Planning Act.
- Amend the Community Improvement Plan policies of the Official Plan to reference affordable housing.
- Provide financial incentives for the development of brownfield lands for the purpose of affordable housing.
- Investigate municipal development charge incentives for affordable housing.
- Undertake a review of financial incentive opportunities for no-for-profit housing groups to develop not-for-profit affordable housing.
- Waiting planning, legal and building permit fees.

The City is currently undertaking an update to the Affordable Housing Strategy.

6.5 Barrie Housing Affordability Task Force

In January of 2022, Barrie Council received and approve the Housing Affordability Task Force Final Report. The purpose of the Task Force and the Final Report was to determine *“what direct actions can the City take to rapidly expand the supply of rental and market affordable housing built by the private sector, and the supply of supportive and affordable housing built by the public sector”*.

The Task Force concluded that land availability and funding for supportive and subsidized housing were the key issues limiting supply. One of the key recommendations of the Report to improve supply was to allow housing as-of-right on large, well-located commercially zoned properties, and to develop zoning and site planning policies. In part due to this recommendation, the new Official Plan includes more permissive residential policies on numerous big box commercial sites in the City.

The Task Force also recommended that the City introduce shared parking policies for residential redevelopment on non-residential lands and to eliminate parking standards entirely for certain classes of development (e.g. affordable rental, supportive and social housing).

6.6 Affordable Housing Analysis & Recommendations

The Owner has advised that there is no feasible way to deliver affordable ownership units in a townhouse built form at a price threshold in the low \$300’s (approximately \$316,400 2020 rate), when the cost of land, infrastructure, construction and development charges will significantly exceed this number, regardless of unit size. The proposed 2023 development charge of \$94,480 is almost one third of this number and does not account for education development charges, land cost, construction cost, servicing cost, design costs and other City costs.

To this end, I recommend that as part of the City's Community Benefit Charge By-law review, that they consider the provision of affordable housing as the community benefit that should be applied in tandem with other options listed in the CBC background study.

7.0 CONCLUSION

This report reviewed the land use planning merits of a Site Plan Control application and Condominium Exemption application for the lands located at 1000 Mapleview Drive East in the City of Barrie. The proposed applications are consistent with the PPS, and conform to the policies of the Growth Plan, and the City of Barrie Official Plan. The application proposes a total of 39 townhouse residential units, as well as 15 ground floor commercial units.

In our professional opinion, the proposed Site Plan Control application and Condominium Exemption application represents good planning and will contribute in a positive way to the future growth and quality of life in the City of Barrie.

Sincerely,

THE JONES CONSULTING GROUP LTD.



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