

August 14, 2024

MGP File: 12-2089

City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5

**Attention: Michelle Banfield**  
**Director of Development Services**

Dear Ms. Banfield:

**RE: 1080 Lockhart Road, City of Barrie**  
**Pre-Submission File No. D28-061-2023, DIV Development (Barrie) Limited**  
**Addendum to Planning Opinion Report dated August 2023**

Malone Given Parsons Ltd. (“MGP”) is the land use planning consultant for DIV Developments (Barrie) Limited (“DIV”), the owner of four parcels of land totalling approximately 80 hectares and located north of Lockhart Road and west of Sideroad 20 (the “Subject Lands”), within the area known previously as the Hewitt’s Secondary Plan in the City of Barrie (“City”).

The purpose of this addendum letter is to provide an updated planning opinion with respect to applications for a Draft Plan of Subdivision (“Draft Plan”) and Zoning By-law Amendment (“ZBLA”), which have previously been submitted to the City for its review as part of its Pre-Submission Review Application File No. D28-061-2023.

For a detailed description of the Subject Lands and the site and planning context, please refer to the previously submitted Planning Opinion Report dated August 2023.

## **1.0 Application History**

On September 26, 2022, DIV submitted a Conformity Review Application to the City for future Draft Plan of Subdivision and Zoning By-law Amendment applications for the Subject Lands. This Conformity Review Application process was a more detailed and comprehensive pre-application consultation process than typically required in other municipalities at the time and allowed for the City to make preliminary comments on the proposed future applications. The Conformity Review Application included the submission of:

- Conceptual Development Plan consisting of 1,011 residential dwelling units in a mix of building typologies;
- Transportation Conformity Letter;
- Planning Opinion Brief;
- Municipal Servicing Letter;
- Tree Preservation Plan; and
- Letter of Good Standing re Hewitt’s Creek Community Areas Cost Sharing Agreement.

The City provided comments on the Conformity Review Application dated November 8, 2022.

On April 11, 2023, the City of Barrie Official Plan (“BOP”) was approved with modifications by the Minister of Municipal Affairs and Housing. The BOP, as modified, included a site-specific policy applicable to the Subject Lands regarding the planned density and built form. Furthermore, the BOP identified the Subject Lands within the Phase 1 development boundary, demonstrating the Province’s desire to see the Subject Lands progress with development immediately.

On and after July 1, 2023, as a result of changing application processing timelines mandated by Bill 109, *More Homes for Everyone Act, 2022*, the City required applicants to apply for a Pre-Submission Review Application prior to the submission of any Planning Act applications. Notwithstanding the fact that DIV had already completed the Conformity Review Application process with the City in late 2022 that allowed the City to conduct a preliminary and detailed review of the future Planning Act applications, on August 25, 2023, DIV submitted a Pre-Submission Review Application for applications for Draft Plan and ZBLA for the Subject Lands. This first pre-submission consisted of a complete package of supporting studies, including:

- Draft Plan of Subdivision;
- Conceptual Lotting Plan;
- Draft ZBLA;
- Planning Opinion Report;
- Functional Servicing Report;
- Transportation Impact Study;
- Transportation Conformity Review Memo;
- Environmental Memo;
- Tree Preservation Plan;
- Noise Vibration Impact Study;
- Hydrogeological Study;
- Geological Study;
- Archaeological Study (Stage 1 & 2);
- Pedestrian Circulation Trail Master Plan;
- Topographical Survey; and
- Letter of Good Standing re Hewitt’s Creek Community Areas Cost Sharing Agreement.

The Draft Plan submitted with the Pre-Submission Review Application proposed a “block style” draft plan with a range of 827 to 1,067 residential units, depending on the product type and frontage within each of the blocks.

The City provided comments on the Pre-Submission Review Application on November 13, 2023. In order to address these comments, a second Pre-Submission Review Application was submitted to the City on May 21, 2024, consisting of:

- Pre-Submission Checklist and Responses to City Comments;
- Draft Plan of Subdivision (“Final Pre-Sub Draft Plan”);
- Phasing Plan;
- Draft Plan with Adjacent Owner’s Road Alignment;
- Functional Servicing Report;

- Environmental Impact Statement;
- Environmental Site Assessment - Phase 1;
- Hydrogeological Study;
- Geological Memo;
- Trail Study & Master Plan;
- Park Facility Fit for Blocks 62-63;
- Topographical Survey; and
- LSRCA Checklists.

The Final Pre-Sub Draft Plan proposed a range of 931 to 1,155 residential units with a range of building typologies. The other components of the Draft Plan may have been shifted or relocated but generally provided a similar overall vision for a compact and complete community.

On June 6, 2024, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, received royal assent from the Province of Ontario. This legislation is the latest by the Province to accelerate the development of new housing by removing perceived barriers. Bill 185 removed the City's authority to require pre-consultation and pre-submission applications.

## **2.0 Planning Act Submission**

In light of the application history, and in recognition of the extensive collaboration with the City on the informal Pre-Submission and Conformity Review processes that occurred between 2022 and 2024, DIV is pleased to submit a formal Planning Act submission of its Draft Plan and ZBLA applications that build upon the comments received to date.

The Draft Plan and proposed development in this Planning Act submission is essentially identical to the Final Pre-Sub Draft Plan dated March 18, 2024. The Draft Plan continues to provide for approximately 533 to 757 single detached and/or semi-detached units, 40 street townhouses, 98 rear-lane townhouses, 126 back-to-back townhouses, and a medium density block that can accommodate approximately 134 residential units (the "Proposed Development"). The Future Development block (Block 59) in the northeast portion of the Draft Plan has been updated to a Medium Density Future Development Block with a potential unit count of 92 residential units. This change to Block 59 increases the total number of residential units within the Draft Plan from 931 to 1,155 residential units to 1,023 to 1,247 units, however the final unit count will vary and will be determined through future planning applications for the medium density blocks so this marginal increase in unit count does not materially impact the overall application.

No other changes were made to the Final Pre-Sub Draft Plan.

A Potential Lot Layout and Phasing Plan is also being submitted to illustrate the potential lotting and unit totals for the block style Draft Plan. On this plan, the Proposed Development achieves 1,122 residential units that include a mix of approximately 80% single detached dwellings and 20% semi-detached dwellings, while maintaining the proposed amount and mix of townhouse and medium density unit types (including the additional potential 92 units in Block 59, and which total remains within the range of units provided in the Final Pre-Sub Draft Plan). The Phasing Plan also identifies four phases of development and the unit totals

within each phase, with development generally moving from north to south in accordance with servicing constraints for the area.

The Draft Plan produces an estimated population of 3,153 to 3,926 people and jobs, with 2,882 to 3,598 residents and 271 to 328 jobs, resulting in a density of approximately 58 to 73 people and jobs per hectare. A summary of the yield and density calculations for the proposed Draft Plan is provided in Table 1 below.

*Table 1: Yield and Density Estimates of Proposed Draft Plan*

Land Use	Draft Plan Units			Rate		Density Estimate (People & Jobs)	
	Min	Max				Min	Max
Population							
Single and Semi-Detached Units	533	757	units	3.2	PPU <sup>1</sup>	1,706	2,422
Townhouse Units	264	-		2.4	PPU <sup>1</sup>	634	-
Medium Density	226	-	units	2.4	PPU <sup>1</sup>	542	-
Subtotal	1,002	1,242	units			2,882	3,598
Jobs							
Work From Home				8%	Percentage of Population <sup>2</sup>	231	288
School				40	jobs per school <sup>3</sup>	40	40
Subtotal						271	328
Total Area, Population and Jobs	54.36		ha <sup>4</sup>		people and jobs/ha	3,153	3,926
Density						58.0	72.2

Notes

1 - Development Charges Background Study, City of Barrie, Dated April 21 2023

2 - Based on ratio of work from home jobs to total population from 2016 Census, doubled to account for increased anticipated work from home jobs

3 – Assumes 40 jobs per school

4 - This is the developable area, which excludes the Natural Heritage System

The other components of the Draft Plan, including the Natural Heritage System (“NHS”), provision of stormwater management ponds, and the location of the “community hub” in the south with the proposed elementary school and neighbourhood park, remain unchanged from the previous versions of the Draft Plan and the description of these components can be found in Section 3.1 of the Planning Opinion Report dated August 2023.

The Draft Plan as well as the Potential Lot Layout Plan all make efficient use of land and infrastructure to create a complete community with a mix and range of housing types, an interconnected road network, the protection of the NHS, and the necessary servicing infrastructure to facilitate not only the development of the Subject Lands but also other adjacent lands.

A revised draft ZBLA is included with this submission. No changes to the zone categories or standards have been made since the first Pre-Submission Review Application. The changes to the draft ZBLA are to identify the correct zone boundaries on the schedule that reflect the updated Draft Plan.

### **3.0 Planning Analysis**

Our Planning Opinion Report submitted with the first Pre-Submission Review Application contains a fulsome review of the relevant provincial, regional, and local planning policies, and our opinion remains the same and is not impacted by the proposed changes and revised development proposal, unless updated below. The focus of this addendum letter will be on the impacts of the proposed changes only, as well as updated policies within the BOP approved and/or modified since the preparation of the August 2023 Planning Opinion Report.

#### **3.1 City of Barrie Official Plan, As Modified**

On February 14, 2022, the City adopted the BOP to guide development to 2051. On April 11, 2023, the Minister of Municipal Affairs and Housing approved the BOP with modifications, including the introduction of site-specific policy 2.8.7 which applies to the Subject Lands. The Planning Opinion Report dated August 2023 relied on this version of the BOP.

Bill 150, *Planning Statute Law Amendment Act, 2023*, reversed the Minister's modifications to the BOP in December 2023. On May 16, 2024, Bill 162, *Get it Done Act, 2024* received Royal Assent, which brought into effect the BOP, with further Minister modifications. The version of the BOP approved by Bill 162 is now the in force and effect official plan for the City and the Subject Lands.

The Minister's modifications in Bill 162 generally maintained the goals, objectives, and policy direction for the Subject Lands that were in force in April 2023 however minor changes were made to address provincial policy direction related to phasing, housing, and streamlining development process, among other matters, including site specific changes.

The site-specific policy 2.8.7 for the Subject Lands continues to apply and the revised development proposal continues to conform to it by providing a mix of dwelling units and a density above the minimum 55 people and jobs per hectare.

The BOP previously contained a Phasing Plan in Appendix 2, which identified the Subject Lands as part of Phase 1 East. The phasing policies of Section 9.5.2 contained policy direction on sequential development and timing of each phase of development. Bill 162 removed Section 9.5.2c), d), and j) and Appendix 2, effectively removing any phasing policies relevant to the Subject Lands and the surrounding area. Therefore, there are no policy limitations on the timing for the development of the Subject Lands and it is our opinion that it is appropriate

for the City to consider and approve development for the Subject Lands at this time, which will help the City achieve its housing objectives and goals.

### **3.2 Revised Zoning By-law Amendment**

As discussed, the draft ZBLA is not materially different from the original draft ZBLA submitted with the first Pre-Submission Review Application. The draft ZBLA continues to bring the Subject Lands into the City of Barrie Comprehensive Zoning By-law 2009-141. The low density residential dwelling units continue to be zoned Neighbourhood Residential (R5) and the medium density residential dwelling units continue to be zoned Multiple Residential Zone – Special Provision No. XXX (RM3 (SP-XXX)), including the new proposed Medium Density Future Development block (Block 59) within the proposed ZBLA.

The zones for the proposed stormwater management facilities, parks, schools, and NHS remain the same as previously submitted in accordance with the intended use.

### **4.0 Supporting Studies**

The technical studies and their conclusions remain unchanged from the last submission to the City in May 2024 for the second Pre-Submission Review Application. As such, we rely on those technical studies which support the proposed development.

### **5.0 Planning Opinion**

Upon review of the changes to the Proposed Development since the date of the original Planning Opinion Report in August 2023, the planning opinion stated in the August 2023 report remain unchanged.

It is our continued opinion that the revised development proposal, the revised Draft Plan, and the revised draft ZBLA are consistent with, or conforms to, the applicable provincial and municipal policies and implements good planning in the public interest. The revised development proposal provides appropriate land uses and built forms within an area identified for new residential growth and are required to accommodate population growth to 2031. This development completes the vision for this area by proposing a complete and compact community with an appropriate built form consistent with and compatible with the adjacent proposed developments. The Draft Plan conforms to all criteria within Section 51(24) of the *Planning Act* and the draft ZBLA conforms to and will implement the policies of the BOP, as modified.

The marginal increase in proposed residential units on Block 59, which will be reviewed in detail upon submission of future detailed planning application(s), does not impact the overall planning opinion of the Proposed Development. The proposed applications facilitate the efficient and cost-effective development of land and existing infrastructure and provides increased housing options for the City.

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**

**Principal, Planner, Land Economist, Project Manager**



**Angela Fang, MCIP, RPP**

**Planner**

cc. Client