

PUBLIC MEETING

BARRIE LOCKHART ROAD GP INC.
400 LOCKHART ROAD

APPLICATION FOR PLAN OF SUBDIVISION (D12-440)
APPLICATION FOR ZONING BY-LAW AMENDMENT (D14-1658)

FEBRUARY 25, 2019

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.



SORBARA

group of companies

Who We Are

The Sorbara Group of Companies is a family-owned integrated real estate, planning, development, construction, investment and management firm with a history of over 75 years of growth in Ontario. The investment portfolio includes high-rise apartments, high-rise and low-rise offices, industrial buildings and commercial developments. The Group is also involved in all sectors of the real estate industry including:

- Owning, managing and operating commercial, industrial, office and retail properties
- Management of a residential apartment portfolio
- Planning and development of industrial, office, retail, high-rise and low-rise residential communities
- Construction management and financial monitoring

Sorbara currently oversees numerous projects in various stages of development in and around the Greater Toronto Area and the Greater Golden Horseshoe.

Please visit sorbara.com for a complete list of projects.



Summerfields / A master-planned community in Fergus



Treetops / Homes in Alliston



Valleyview / Homes in Beeton



Clairewood / Homes in Brampton



Copperwood / Estate homes in Kleinburg



Tanglewood / Townhomes in Oakville



Valleycreek / Homes in Brampton



Brooklin Corners / Family townhomes in Brooklin



Crafthouse / Modern luxury homes in York Mills

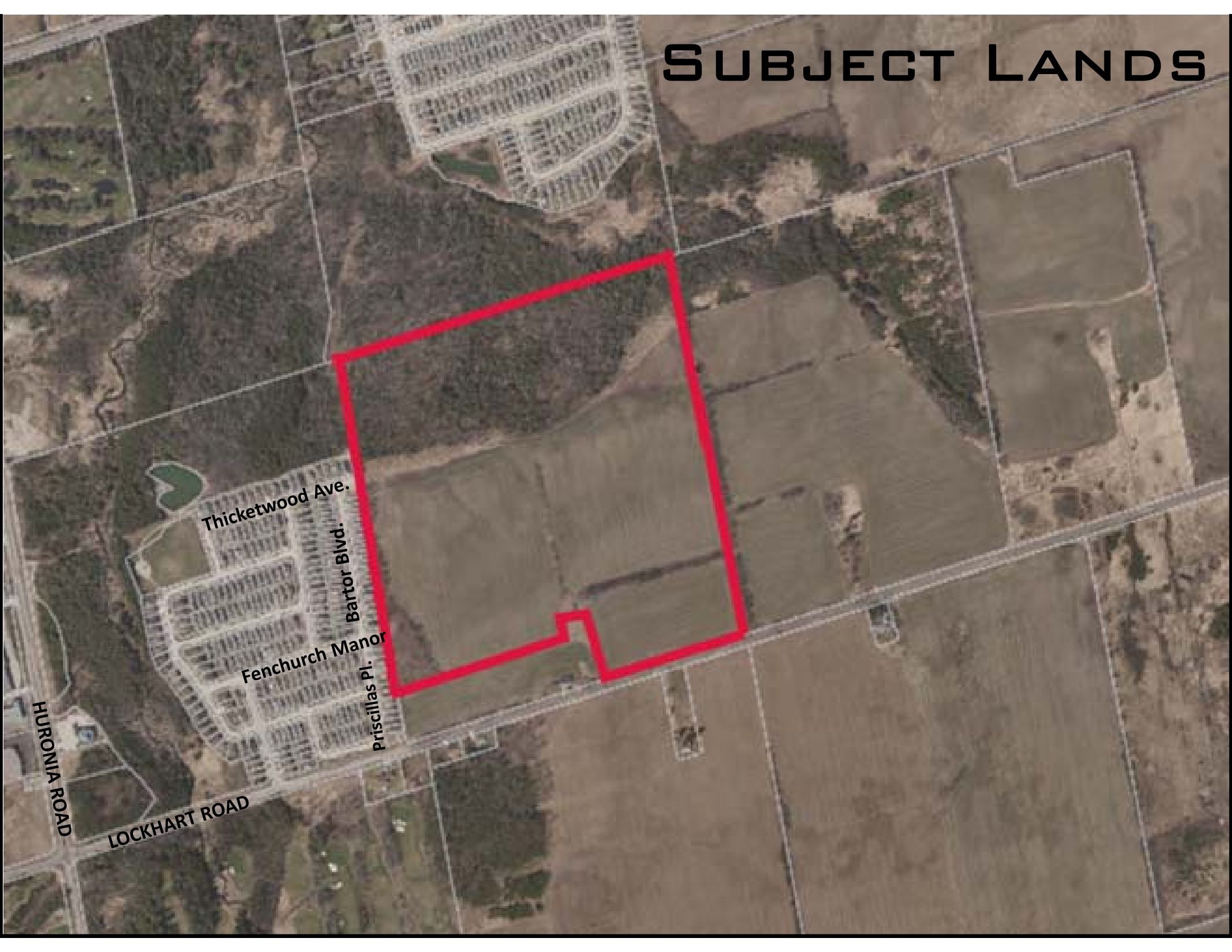


Storybrook / A master-planned community in Fergus



Prairiewood / Homes in Stouffville

SUBJECT LANDS



Thicketwood Ave.

Bartor Blvd.

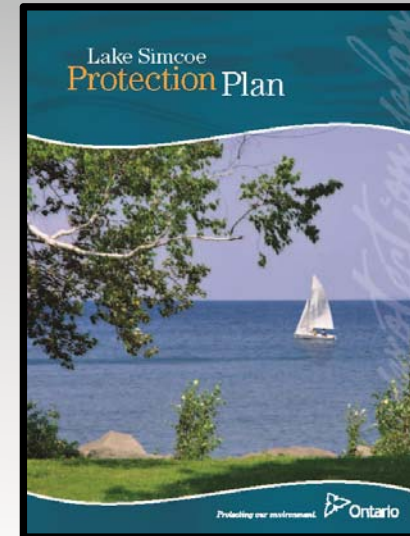
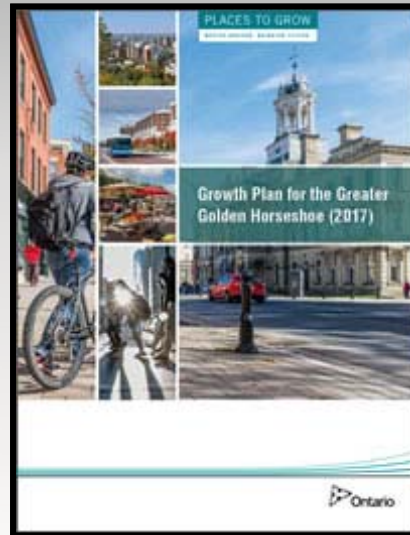
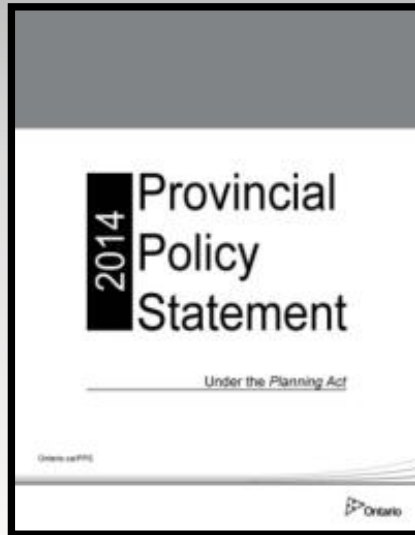
Fenchurch Manor

Priscillas Pl.

HURONIA ROAD

LOCKHART ROAD

PPS, GROWTH PLAN & LSPP

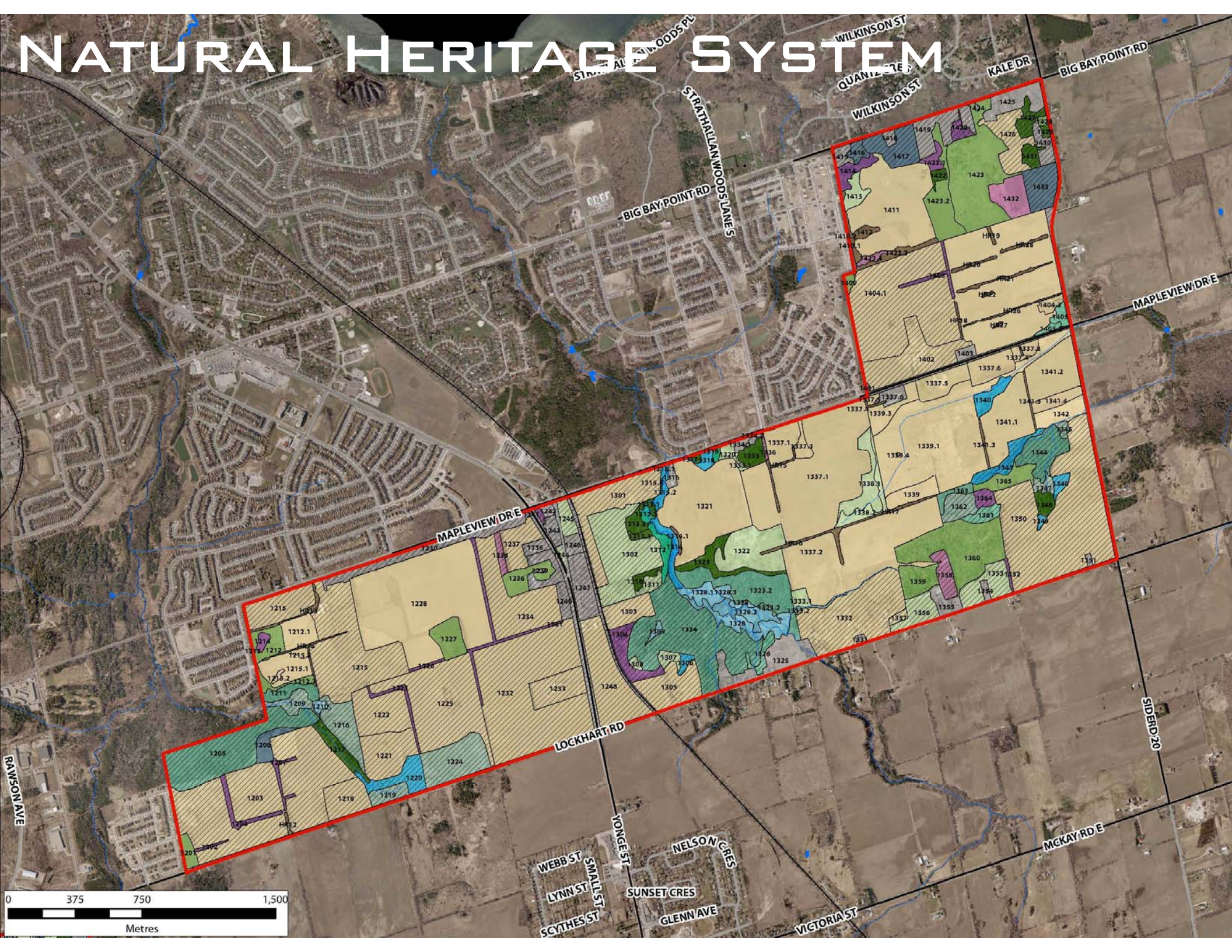


- Compact development that efficiently uses land.
- Optimizes existing infrastructure.
- Range and mixture of housing types and land uses.
- Meets prescribed density targets.
- Compact form adjacent to existing built-up area.
- Protection of key natural heritage features
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.

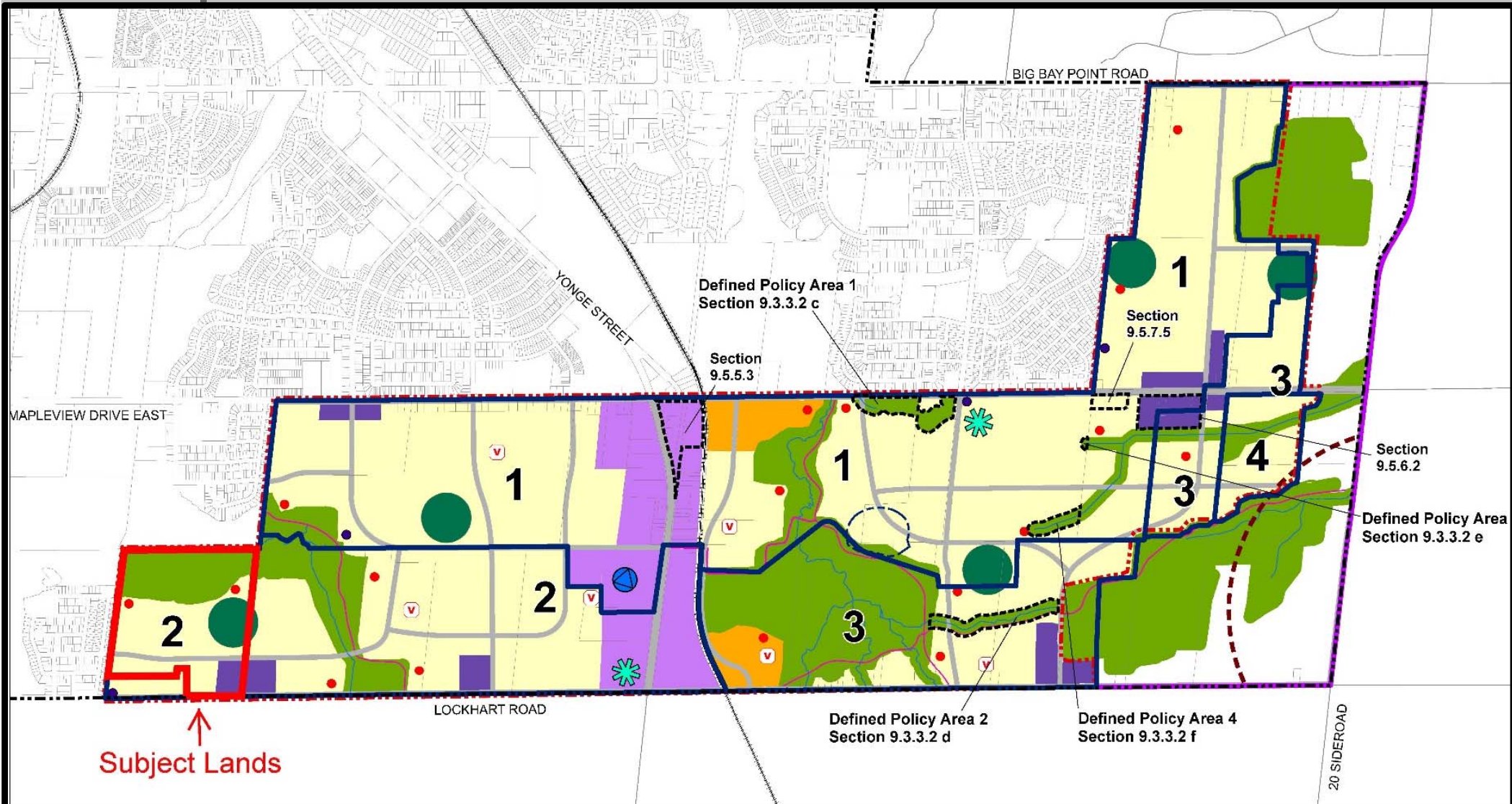
MASTER PLANS

- Agricultural Impact Assessment
- Archaeological Resource Assessment
- Biosolids Management Plan
- Commercial Needs Study
- Cultural Heritage & Built Heritage Resources Report
- Drainage and Stormwater Master Plan
- Electricity and Utility Master Plans
- Employment Lands Municipal Comprehensive Review
- Financial Impact Assessment
- Fire Master Plan
- Growth Management Strategy
- Hydrogeologic Framework
- Infrastructure Implementation Plan
- Intensification Study
- Multi-Modal Active Transportation Master Plan
- **Natural Heritage System Framework**
- Operations Master Plan
- Options Reports
- Parks & Recreation Strategic Master Plan
- Population & Employment Forecasts
- Residential Intensification Assessment
- Sub-watershed Impact Study
- Urban Design Guidelines
- Wastewater Collection Master Plan
- Wastewater Treatment Master Plan
- Water Supply Master Plan
- Water Storage and Distribution Master Plan
- Master Transportation Study
- Zoning Framework

NATURAL HERITAGE SYSTEM



HEWITT'S SECONDARY PLAN



- | | | | | |
|--------------------------|---|-----------------------------------|---------------------|---|
| --- City Boundary | Existing and Proposed Roads | Natural Heritage System | Special Rural Area | Secondary School |
| Secondary Plan Boundary | Pathway System | Residential Area | Defined Policy Area | Recreation Centre/Community Park/School |
| Settlement Area Boundary | Geotechnical Study Area | Med/High Density Residential Area | | School/Neighbourhood Park Area |
| Phase Boundary | Waste Disposal Assessment Area | Yonge Street Mixed Use Corridor | | Village Square |
| Existing Parcel Fabric | Stormwater Management Facility | Neighbourhood Mixed Use Node | | |
| Railway | Stormwater Management Facility (Optional) | | | |
| Stream | | | | |

0 0.25 0.5 1 km

Schedule 9E
Development Phases

City of Barrie
Hewitt's Secondary Plan

November 2016

HEWITT'S MASTER PLAN

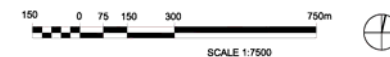
LEGEND

	Secondary Plan Boundary		Railway		Yonge Mixed Use Corridor		Recreation Centre/Community Park/ School
	Settlement Area Boundary		Natural Heritage System		Neighbourhood Mixed Use Node		Village Square
	Potential Floodline Boundary		Residential Area		Neighbourhood Park Area		Stormwater Management Facility
	Existing and Proposed Roads		Med / High Density Residential Area		School		Special Rural Area

APPENDIX 9B

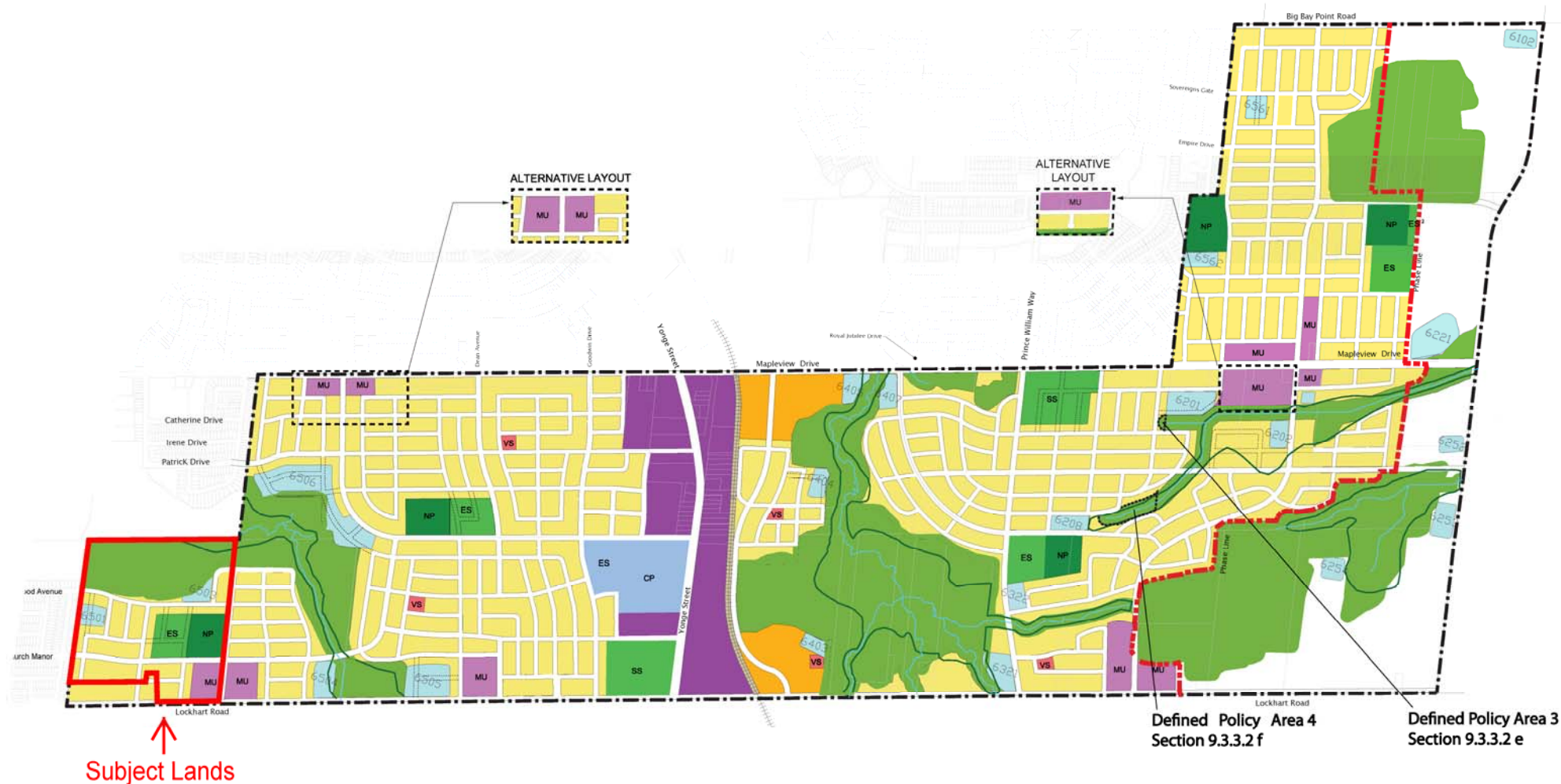
HEWITT'S SECONDARY PLAN - MASTER PLAN

November 2016



¹ The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.

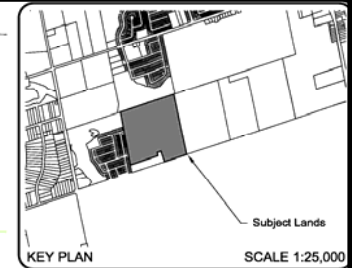
² A partial Public Elementary School with potential to be realized in the future if a municipal comprehensive review results in a settlement area boundary expansion



APPROVED CONFORMITY PLAN



JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS



Conformity Review Plan 8
Part of the South Half of Lot 12, Concession 11
Former Township of Innisfil, Now in the
City of Barrie
2018

- Subject Lands
 - Gross Developable 36.72 ha
 - Net Developable 23.47 ha
- Entrance Location
- Park/Open Space (0.86 ha.)
- Institutional Land Use (2.41 ha.)
- Mixed Use Proposed (1.48)
- Mixed Use as per City of Barrie Secondary Plan (1.82 ha.)
- Stormwater Management Pond (0.67 ha.)
- Natural Heritage Buffer (1.65 ha.)
- Natural Heritage Core Area (1.60 ha.)
- Enhanced Landscaping & Dual Sidewalks
- Enhanced Window Streets
- Key Intersections (Enhanced treatments)

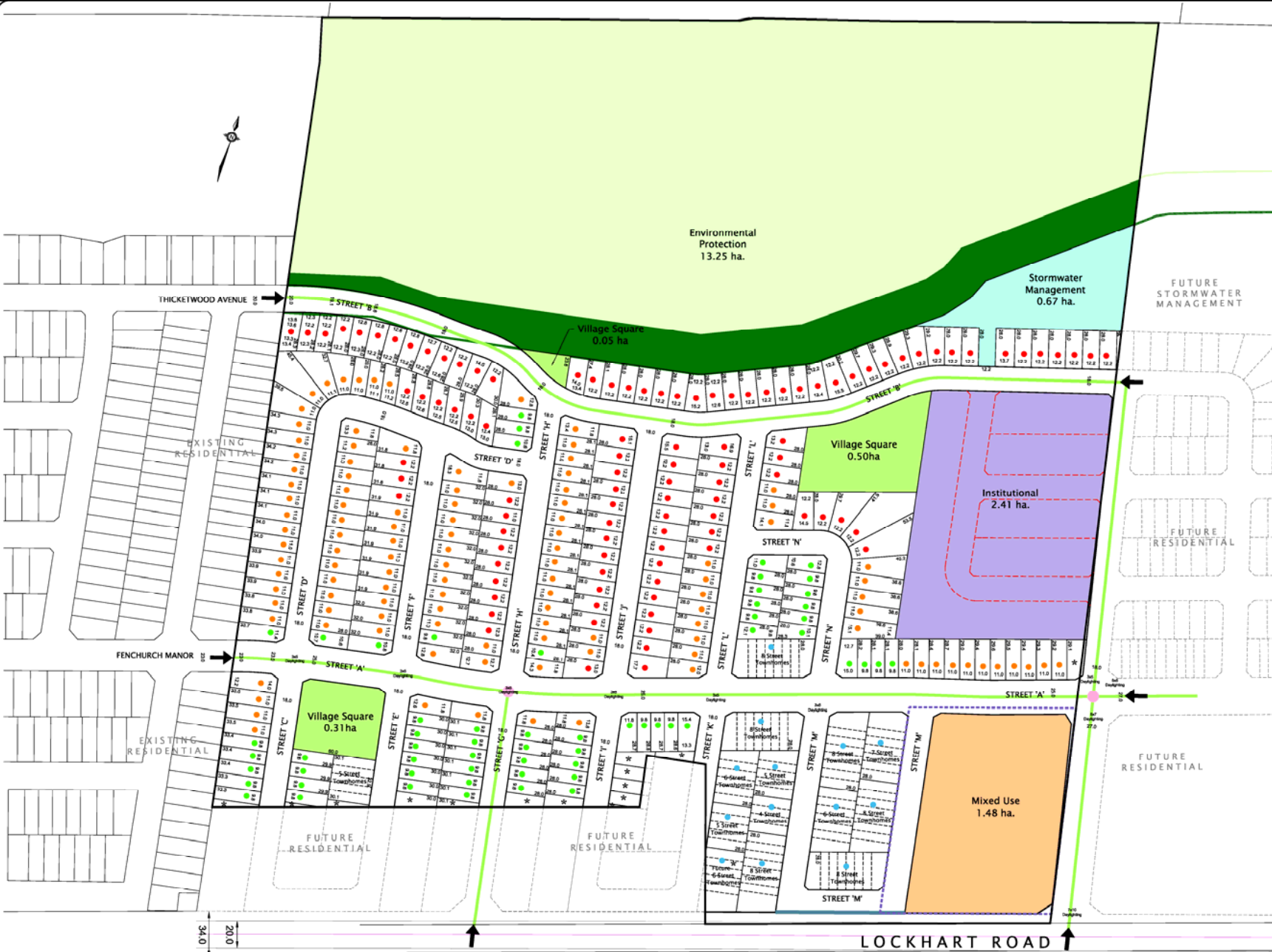
Unit Type	%	Units
12 2m Single	20	104
11 2m Single	22	114
10 2m Single	21	105
8 Street Townhome (8 1m/2m)	16	81
Mixed Use	20	100
10 2m Single	21	105
Totals	100	517

* Lots with this symbol were counted as half lots only.

SCALE = 1:1250 (A1)
BARRIE LOCKHART ROAD LP
CONFORMITY REVIEW PLAN

Date Issued: JUNE 21, 2018
Checked By: RD
Project No.: SOR-17045
Drawn By: m.c.r.
Drawing Name: SOR-17045-CR-8.dwg

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Phone: 705-724-2222 Fax: 705-724-0888
www.jonescg.com



BARRIE LOCKHART ROAD LP
CITY OF BARRIE

SUPPORTING INFORMATION

REPORTS:

- Planning Justification Report (Jones Consulting)
- Functional Servicing Report (SCS Consulting)
- Transportation Technical Memorandum (JD Engineering)
- Natural Heritage Evaluation & Species at Risk (Azimuth Environmental)
- Geotechnical Investigation (Peto MacCallum)
- Hydrogeological Study (R.J. Burnside & Associates)
- Environmental Noise Feasibility Study (Valcoustics Canada)
- Archaeological Assessment (AMICK Consultants)

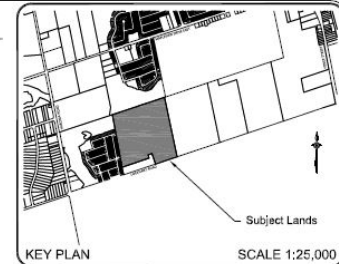
PLANS:

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Vegetation Units Plan (Don Naylor + Associates)
- Tree Inventory/Preservation Plan (Don Naylor + Associates)

DRAFT PLAN OF SUBDIVISION



JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS



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

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

DATE: BARRIE LOCKHART ROAD GP INC.

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

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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT
a) SHOWN ON DRAFT PLAN
b) SHOWN ON DRAFT PLAN
c) SHOWN ON DRAFT PLAN
d) SHOWN ON DRAFT PLAN
e) SHOWN ON DRAFT PLAN
f) SHOWN ON DRAFT PLAN
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u) SHOWN ON DRAFT PLAN
v) SHOWN ON DRAFT PLAN
w) SHOWN ON DRAFT PLAN
x) SHOWN ON DRAFT PLAN
y) SHOWN ON DRAFT PLAN
z) SHOWN ON DRAFT PLAN

STATISTICS		
RESIDENTIAL LOT BREAKDOWN		
12.2 m Singles	59 units	
11.2 m Singles	85 units	
8.75 m Singles	113 units	
SUB TOTAL	6.50 ha	257 units
Street Townhomes (8.0 m each)	2.00 ha	136 units
Mixed Use (40' x 120' up)	1.55 ha	82 + 168 units
Future Lot (200' x 100')	0.40 ha	13 units
Stormwater Management Pond	0.67 ha	
Village Squares Open Spaces	0.90 ha	
Institutional	2.41 ha	
Future Lot	13.25 ha	
Environmental Protection	0.31 ha	
Wilding & Reserve	0.31 ha	
Roads	6.93 ha	
TOTAL	36.72 ha	470 + 554 units

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

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

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www.jonescg.com

BARRIE LOCKHART ROAD GP INC.
CITY OF BARRIE

DEVELOPMENT STATISTICS

Residential Uses	
Unit Type	No. of Residential Units
Low Density	
• 9.75m single	113
• 11.0m single	85
• 12.2m single	59
<i>Sub-Total</i>	<i>257 units</i>
Medium Density	
• 6.0m Street Town	138
• Mixed Use	62-186
• Future Lots/Blocks	13
<i>Sub-Total</i>	<i>213-337 units</i>
TOTAL Residential Units	470-594 units

TOTAL AREA = 36.72 HA.

- 13.25 ha. Env. Protection (36.1%)
- 0.67 ha. SWM Pond (1.8%)
- 2.41 ha. Public School (6.6%)
- 0.90 ha. Parks (2.4%)
- 6.35 HA. Roads & Widenings (17.3%)
- 1.55 ha. Mixed Use Block (4.2%)
- 11.61 Ha. Residential Lots (31.6%)

31-39 UNITS PER NET HECTARE

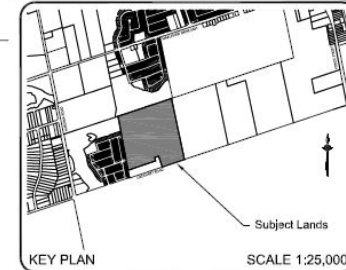
- Low Density = 20.1 uph (Min. 20 Req.)
- Medium Density = 48-78 uph (Min. 30 Req.)

**58-73 PEOPLE & JOBS PER HA.
(MIN. 50 REQ.)**

PEDESTRIAN CIRCULATION PLAN



JONES
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PLANNERS & ENGINEERS



Pedestrian Circulation Plan
Part of the South Half of Lot 12, Concession 11
Former Township of Innisfil, Now in the
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2018

- Legend**
- Draft Plan Boundary
 - Single Sided Sidewalk
 - Double Sided Sidewalk
 - Pathway System
 - Potential Transit System Route
 - Existing Transit System Route
 - Enhanced Window Streets
 - Potential Pathway Connections
 - Key Pedestrian Intersections
 - Neighbourhood Park

***NOTES**

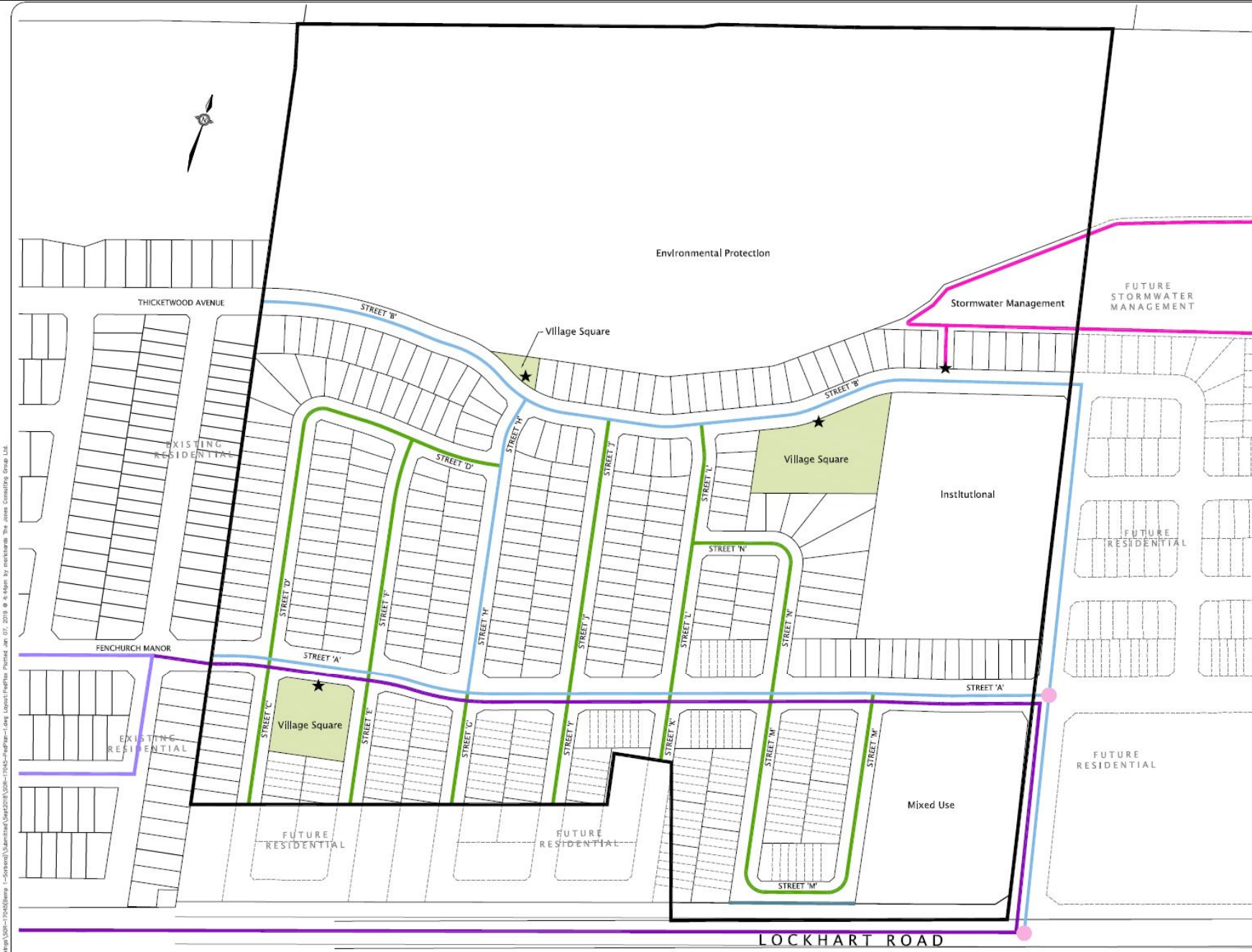
- Open Space detail not available at this point in the process.

SCALE = 1:1250 (A1)

**BARRIE LOCKHART ROAD LP
PEDESTRIAN CIRCULATION PLAN**

Date Issued: SEPT. 27, 2018
Checked By: RD
Project No.: SOR-17045
Drawn By: m.c.r.
Drawing Name: SOR-17045-PedPlan-1.dwg

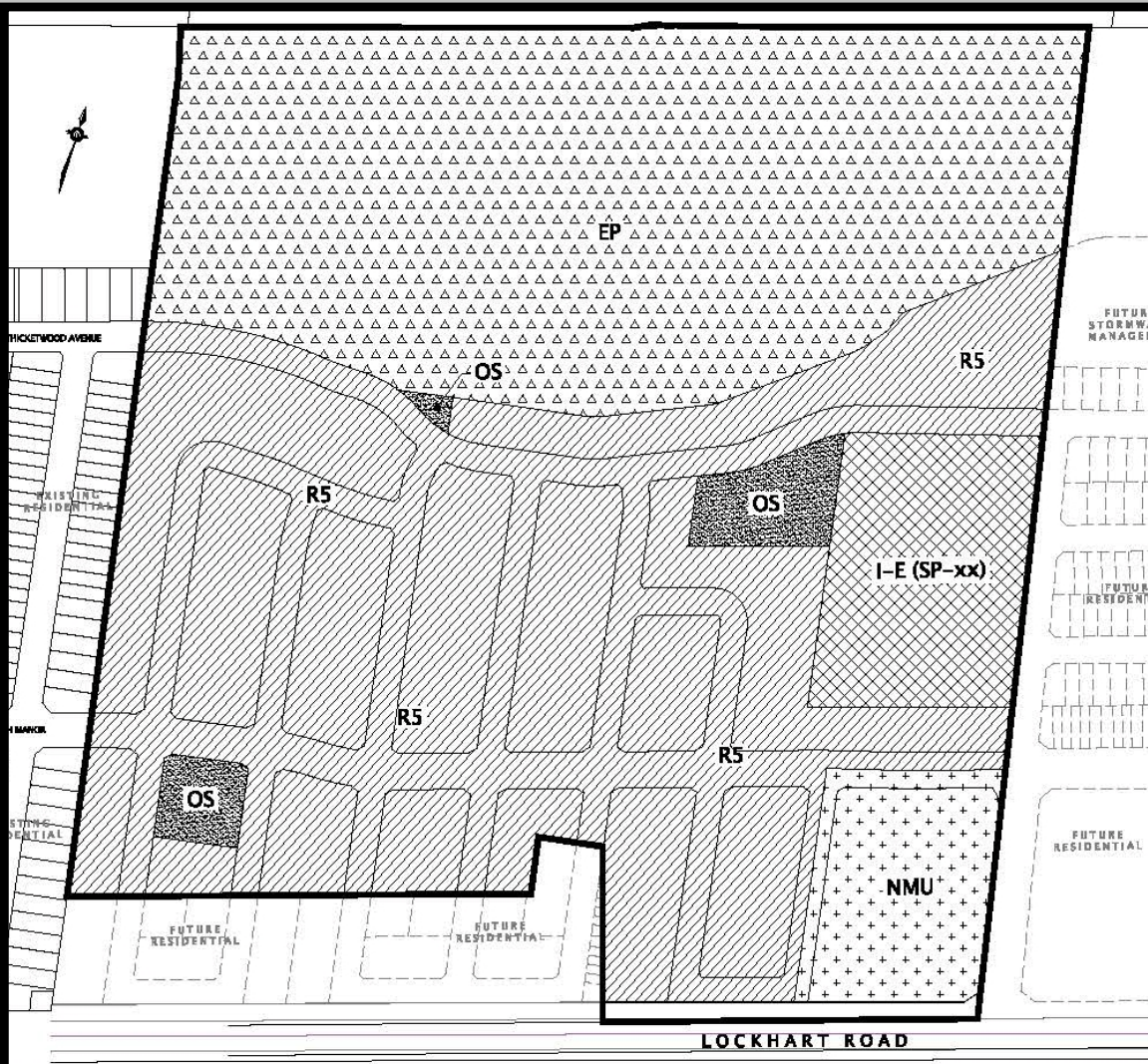
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**BARRIE LOCKHART ROAD LP
CITY OF BARRIE**

© Planning Drawing SOR-17045-2018-09-27-10:45am by m.c.r. The Jones Consulting Group Ltd.

PROPOSED ZONING BY-LAW



-  Lands Subject to Zoning By-Law Amendment
-  Lands to be Zoned Neighbourhood Residential (R5) Zone
-  Lands to be Zoned Neighbourhood Mixed Use (NMU)
-  Lands to be Zoned Institutional Elementary Exception (I-E (SP-xxx))
-  Lands to be Zoned Open Space (OS)
-  Lands to be Zoned Environmental Protection (EP)

PROPOSED ZONES

- EP: Environmental Protection
- OS: Parks
- I-E: Public School
- NMU: Neighbourhood Mixed Use
- R5: Single & Townhouse Lots

SPECIAL PROVISIONS

- Permit residential uses in accordance with R5 Zone if the School Board decides that a school is not required in this location.

TREE PRESERVATION



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